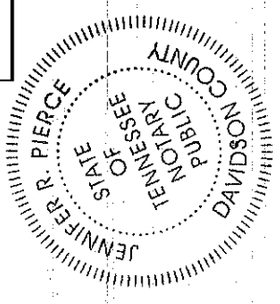
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/12 09:59 2 pgs
Fees:13.00 Taxes:307.10
20120910-0081648



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 31st day of August, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anita Sauceda Cisneros	Wei Xing Guo and Xiao Xiang Zhang	16209012900
232 Ash Grove Drive	884 Arlington Heights Drive	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wei Xing Guo and Xiao Xiang Zhang, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anita Sauceda Cisneros and Claudio Ivan Salzazar Sauceda, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Hickory View, Section 3, as of record in Plat Book 6250, page 960, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wei Xing Guo and Xiao Xiang Zhang, husband and wife, by Quitclaim Deed from Wei Xing Guo dated 10/12/10 of record in Instrument Number 20101013-0081845, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Wei Xing Guo by Special Warranty Deed from DB Structured Products, Inc. dated 6/23/10 of record in Instrument Number 20100702-0051936, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 960, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5516, page 863; Book 6027, page 415; Book 6031, page 185; Book 6031, page 187; Book 6055, page 519; and Book 6893, page 570, Register's Office for Davidson County, Tennessee.

This is improved property known as: **232 Ash Grove Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this August 31, 2012.

Wei Xing Guo

Xiao Xiang Zhang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of August, 2012, before me, the undersigned, personally appeared Wei Xing Guo and Xiao Xiang Xhang to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY