Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 213154 DEEDWARR
04/03/2019 09:38:01 AM 3 pgs
Fees: $18.00 Taxes: $887.26

20190403-0030058

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF March 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Geraldine Charlotte Swanson	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
8315 Rossi Road (NAME)	Same as (NAME)	181110C04900CO
Brentwood TN 37027 (ADDRESS)	new owner (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jingtian Fang and Zhiying Cui, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geraldine Charlotte Swanson** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 297 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1), as shown on Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346 to which Plan reference is hereby made for a more complete and accurate description thereof.

FOR INFORMATION PURPOSES ONLY: 8315 Rossi Road, Brentwood, TN 37027

Being the same property conveyed to Jingtian Fang and Zhiying Cui by virtue of that certain Quit Claim Deed dated February 3, 2017, and being of record at Instrument No. 20170213-0014638 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Jingtian Fang by virtue of Warranty Deed dated September 16, 2016 at Instrument No. 20160922-0099898 in the amount of $205,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Numbers 20080318-0027346; 20061228-0160255; 20050922-0114218; 20070130-0012170; 20060328-0035297; 20071129-0138690; 20060501-0049958; 20071213-0143550; 20060731-0092350; 20080226-0018882; 20050505-0050659; 20170717-0071455; 20081219-0121383; and 20051031-0130768, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 8315 Rossi Rd. Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 25th day of March, 2019.

Jingtian Fang

Jingtian Fang

Zhiying Cui

Zhiying Cui

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jingtian Fang and Zhiying Cui**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of March, 2019.

Notary Public

My Commission Expires: _____

Please see the attached notarial certificate (~~Jurat and/or~~ACK)
Notary's initials: GWH

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On 25 March, 2019 before me, George W. Harris, Jr., Notary Public,
(Here insert name and title of the officer)

personally appeared JINGTIAN FANG and ZHIYING CUI,

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

GEORGE W. HARRIS JR.
Notary Public - California
Santa Clara County
Commission # 2271991
My Comm. Expires Jan 14, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED
(Title or description of attached document)

Sellers: 8315 Rossi Road, Brentwood, TN 37027
(Title or description of attached document continued)

Number of Pages 03 Document Date 03/25/2019

Limestone Title and Escrow, LLC # TN1911654
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document