This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 22 day of April, 2019.

Notary Public
My commission expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Karen Johnson Davidson County
Batch# 220831 DEEDWARR
04/23/2019 11:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190423-0037212

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Xianju Jiang 3620 Coles Branch Drive Antioch, TN 37013	CMG Mortgage Inc 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	173-16-0A 067.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JITKA RUBIO AND VICTOR QUINTERO, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JING LIN AND XIANJU JIANG, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Final Plat of Hidden Creek Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument. No. 20030213-0020016, amended by Surveyors Certificate of Correction in Instrument No. 20031120-0169641 and Instrument No. 20030331-0042208, Register's Office for said County.

Said Lot No. 80 fronts 51.28 feet on the southerly margin of Coles Branch Drive and extends back 118.79 feet on the westerly line and 132.09 feet on the easterly line to a dead line in the rear, measuring 74.93 feet thereon.

Being the same property conveyed to Jitka Rubio and Victor Quintero by deed from Wendy L. Woods-Swafford and spouse, Eric V. Swafford, dated 09/30/2008, of record in Instrument No. 20081008-0102169, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3620 Coles Branch Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of April, 2019.

Jitka Rubio

Victor Quintero

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jitka Rubio and Victor Quintero, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2019.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA D. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020