Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/08/07 13:11 2 pgs
Fees:13.00 Taxes:1036.00
20071008-0119753

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **07-1959**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Robert F. Madden, an unmarried individual, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Zong Bin Chen, an unmarried individual, and Ai Zhu Chen, an unmarried individual, as joint tenants in common ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 323 on the Plan of Barnes Cove, Section 1, a Planned Unit Development, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert F. Madden, an unmarried person, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated September 29th, 2003, of record in Instrument No. 20031010-0150981, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES COVE, SECTION 1, as recorded in Instrument No. 20020409-0043258, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20021217-0155806 and 20040429-0048624 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).6. Charter for Barnes Cove Homeowners' Association recorded at Instrument No. 20021217-0155805.7. Easement for Sanitary Sewer recorded in Instrument Nos. 20040413-0041473 and 20020201-0014182.8. Easement for Public right of way recorded in Book 5215, Page 482.9. Easement for Ingress and Egress recorded in Book 5385, Page 986.10. Easement for Storm Water Detention Agreement in Instrument No.20020408-0042673.11. Lease agreement as of Record in Instrument No. 20031010-0150983.

Parcel ID # **173-9B-31.00**
☐ Improved OR
☐ Unimproved property located at: **4009 Barnes Cove Dr., Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **3rd** day of **October, 2007.**

Robert F. Madden

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert F. Madden** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **3rd** day of **October, 2007.**

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$280,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **3rd** day of **October, 2007.**

Notary Public

My Commission Expires: 3/7/2011

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Zong Bin Chen**

and Address: **4009 Barnes Cove Dr., Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

OWNER