Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jun Ping Chen	New Owner	173-08-0-A-045.00CO
1109 Streamdale Point East		
Antioch, TN 37013		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ HILLSBOROUGH
The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Thomas A Kelln
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2008.

AMY MCLAUGHLIN
Notary Public - State of Florida
My Commission Expires Jul 25, 2010
Commission # DD 577708

Amy McLaughlin
Notary Public

My Commission Expires: July 25 2010
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Thomas A. Kelln, an unmarried man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jun Ping Chen, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 50 on the Plan of DEER VALLEY, SECTION ONE, a Planned Unit Development, of record in Instrument No. 20030205-0016206, 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 Thomas A. Kelln, an unmarried man, by Warranty Deed from Yazdian Construction, Inc, a Tennessee Corporation, dated June 28, 2004, of record in Instrument No. 20040706-0079762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **1109 Streamdale Point East, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **August, 2008.**

Thomas A Kelln — 8/14/08

Thomas A. Kelln

Davidson County DEEDWARR
Recvd: 08/18/08 11:38 2 pgs
Fees:13.00 Taxes:850.63
20080818-0084559

STATE OF Florida)

COUNTY OF Hillsborough)

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Thomas A. Kelln** 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 official seal on this the **15th** day of **August, 2008.**

Notary Public

My Commission Expires: July 25 2010

AMY MCLAUGHLIN
Notary Public - State of Florida
My Commission Expires Jul 25, 2010
Commission # DD 577706