Davidson County DEEDWARR
Recvd: 11/17/08 10:57 3 pgs
Fees:18.00 Taxes:1306.10
20081117-0113100

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 14th day of November, 2008.

Natasha Bilbrey
Notary Public
My Commission Expires: 6/20/11

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Chen Enterprises, LLC
540 Close Lane
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
131-10-0-36.00

KNOW ALL MEN BY THESE PRESENTS that we, **Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03**, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey to **Chen Enterprises, LLC, a Tennessee limited liability company** ("Grantee"), its heirs, successors, and assigns, our entire right, title, and interest in and t0o a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 117, Section II, Seven Hills, as of record in Book 2633, Page 40, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03, by Special Warranty Deed from Tenir LLC, a California limited liability company serving as a trustee, of record as Instrument No. 20081023-0106124, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1507 Harding Place, Nashville, TN 37215**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed

by an accurate survey or inspection of the premises; owners' association assessments or fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the **GRANTOR** paying their prorata share thereof to **GRANTEE** who will be responsible for payment of said taxes.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, its 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 13th day of November, 2008.

Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03

By: _____
Sol Chooljian, Trustee

By: _____
Laura K. McAvoy, Trustee

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, as Notary Public in and for said county and state, **Sol Chooljian**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand, this _____ day of November, 2008.

See attached

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

On November 13, 2008, before me, Sandra R. Kurtz, a Notary Public, personally appeared Sol Chooljian and Laura K. McAvoy, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sandra R. Kurtz	
Notary Public	

SANDRA R. KURTZ
Commission # 1790264
Notary Public - California
Ventura County
My Comm. Expires Feb 17, 2012