WARRANTY DEED

BILL GARRETT, Davidson County,
Trans:T20100027586 DEEDWARR
Recvd: 05/07/10 14:44 2 pgs
Fees:13.00 Taxes:493.58

20100507-0035154

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Lincicome	Fifth Third Mortgage	Map 53-9-B
(NAME) 1028 Pawnee Trail	(NAME) 5050 Kingsley Drive	Parcel 192 CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Cincinnati, OH 45263	
(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, **VIVIAN YEH AND HUSBAND, MARTIN C. CHEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. LINCICOME AND WIFE, DEANNA LINCICOME**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 107 on the Plan of Cumberland Station at Wilson Camp, Section 5, of record in Plat Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vivian Yeh and husband, Martin C. Chen, by deed dated May 30, 2006, from Randall Phillips Homes, LLC of record in Instrument #20060601-0064479, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in, Instrument No. 20060118-0006553, said Register's Office; (c) restrictive covenants of record in Book 10585, page 496, Instrument No. 20011015-0112096, Instrument No. 20041115-0136853 and Instrument No. 20060213-0017249said Register's Office; and (d) Easements of record in Instrument No. 20031114-0166975, Instrument No. 20030512-0063102 and Instrument No. 20050511-0053113, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1028 Pawnee Trail, Madison, Tennessee 37115

(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 our hands this 27th day of April, 2010.

Vivian Yeh

Martin C. Chen

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian Yeh and Martin C. Chen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Torrance (city), California (state) this 27 day of April, 2010.

Commission expires:
August 28, 2013

Notary Public

MASAYUKI KUWAHARA
COMM. #1862969
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires August 28, 2013