WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100071865 DEEDWARR
Recvd: 11/12/10 13:46 2 pgs
Fees: 13.00 Taxes: 739.63
20101112-0090852

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of November, 2010
Notary Public
MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. DePasquo and Anita DePasquo	New Owner	127-10-28.00
(NAME)	(NAME)	
8426 Merrymount		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Fu-Ming Chen and Katherine K.S. Chen**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert A. DePasquo and Anita DePasquo**, husband and wife, 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. 13 on the Plan of Merrymount Acres, Section III, as of record in Book 4175, page 91, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fu-Ming Chen and wife, Katherine K.S. Chen by Warranty Deed from Raymond H. Roberts and wife, Mattie Louise Roberts, dated August 6, 1971 and recorded in Book 4527, page 417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8426 Merrymount, Nashville, TN 37221

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, has 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 **5th** day of **November, 2010**

Fu-Ming Chen

Katherine K.S. Chen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Fu-Ming Chen and Katherine K.S. Chen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **November, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON