B of 36
24930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Bobbi Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 19th day of April, 2011

June E. Rowell
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Qiu Chen	Franklin American Mortgage Co.	Parcel ID:
716 Lake Terrace Drive	510 Corporate Centre Dr.; #400	15002014100
Nashville, TN 37217	Franklin, TN 37067	

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, we

Drema G. Mace and husband, William Joseph Mace

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Qiu Chen , married

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:

BEING Lot No. 5, on the Plan of Revised Castlegate, Sections 3 & 6, of record in Plat Book 6200, Page 565, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Drema G. Mace, married, by deed from Sayaxoumphou Somsouk, married, of record in Instrument 20050801-0089682, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6597, Page 157; Book 6077, Page 261; Book 5988, Page 171, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 565, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 716 Lake Terrace Drive, Nashville, TN 37217

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 my hand this 19th day of April, 2011.

Drema G. Mace

William Joseph Mace

BILL GARRETT, Davidson County
Trans:T20110023070 DEEDWARR
Recvd: 04/19/11 13:43 2 pgs
Fees:13.00 Taxes:407.00
20110419-0030196

STATE OF WEST VIRGINIA
COUNTY OF KANAWHA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drema G. Mace and husband, William Joseph Mace, 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 CHARLESTON, WV, this 18TH day of April, 2011.

My Commission Expires: 9/3/2014

Notary Public

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF WEST VIRGINIA
PHILIP W. YOUNG
THE UPS STORE
3501 McCORKLE AVE SE
CHARLESTON, WV 25304
MY COMMISSION EXPIRES SEPT. 3, 2014