# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/12 16:55 2 pgs
Fees:13.00 Taxes:157.25
**20120531-0047337**

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,500.00.**

Affiant

Subscribed and sworn to before me this 31st day of May, 2012

Notary Public

My Commission expires: 8/19/14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Tsung Wen Chen | 1125 E College St | 07116019800 |
| 204 Sugar Tree Lane | Pulaski, TN 38478 | |
| Pulaski, TN 38478 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kudzu Real Estate, Inc**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung Wen Chen and Mildred Franco Chen, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**A certain tract or parcel of land located in Davidson County, Tennessee, being the westerly 50 feet of Lot Nos. 102, 103, and 104, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.**

**Said part of Lot Nos. 102, 103, and 104 front 50 feet on the southerly side of Mile End Avenue and run back between parallel lines, with the easterly margin of an alley 82 1/2 feet to the northerly line of lot No. 105.**

**Being the same property conveyed to Kudzu Real Estate, Inc., from Guy Glick, married, and Kara Glick aka Tara Glick, by Warranty Deed dated April 27, 2012, of record in Instrument Number 20120430-0036544, as corrected in Scrivener's Affidavit of record in Instrument Number 20120509-0039987, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.
- Easements of record in Book 8506, Page 803, Register's Office for Davidson County, Tennessee.

This is improved property known as: **502 Douglas Avenue, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 31, 2012.

**Kudzu Real Estate, Inc**

**BY:**
**Robert Potter, President**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of May, 2012, before me, appeared Robert Potter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Kudzu Real Estate, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Robert Potter, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY