RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30649
(Davidson County File Box 9-B)

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$425,000.00~~ $424,450.00

Affiant

Subscribed and sworn to before me this 15th day of June, 2012.

Notary Public
My commission expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

03-1205-37752

Address of New Owner:	Send Tax Bills to:	Tax-Information
Amy Shurden 1507 Harding Place Nashville TN 37215	F&M Bank 59 Franklin St. Clarksville, TN 37040	131-10-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chen Enterprises, LLC**, * hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Amy Shurden and ~~wife~~ husband, Chris Shurden**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

*a limited liability company

Land in Davidson County, Tennessee, being Lot No 117, on the Plan of Section II, Seven Hills, of record in Book 2663, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chen Enterprises, LLC, by deed from Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust, 2/11/93, dated November 13, 2008, recorded November 17, 2008 in Instrument No. 20081117-0113100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of June, 2012.

Chen Enterprises, LLC

By: _____

its President

BILL GARRETT, Davidson County
Trans:T20120044742 DEEDWARR
Recvd: 06/18/12 11:07 2 pgs
Fees:13.00 Taxes:1570.47

20120618-0053144

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Liwei Chen, 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 President of Chen Enterprises, LLC, the within named bargainor, and that he is authorized by Chen Enterprises, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 14th day of June, 2012.

Rachelle Caudill

State of Tennessee at Large

My Commission expires 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY