WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

R-VRES-12-108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me this 19th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott M. Chen	New Owner	
108-B 37th Avenue North (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-05-056.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we METE FIKRI, AKA METTE FIKRI, AND MARY MOTTE FIKRI, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT M. CHEN AND WIFE, PATTY CHEN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 159 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO METTE FIKRI AND WIFE, MARY MOTTE FIKRI BY DEED FROM LIBBI MCCULLOUGH, MARRIED OF RECORD IN INSTRUMENT NO. 20061205-0150122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 10, 2006. THE SAID METTE FIKRI ALSO BEING ONE AND THE SAME AS METE FIKRI.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 109; INST. NO. 20040421-0045311; INST. NO. 20050527-0060007; BOOK 3505, PAGE 192; BOOK 3610, PAGE 584; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 108-B 37th Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120053423 DEEDWARR
Recvd: 07/20/12 08:32 2 pgs
Fees:13.00 Taxes:1591.00
20120720-0063736

Witness my/our hand(s) this 19th day of July, 2012.

Mete Fikri by Mary Motte Fikri as Attorney in Fact

Mete Fikri by Mary Motte Fikri as Attorney in Fact

Mary Motte Fikri

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Mary Motte Fikri to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mete Fikri who acknowledged he/she/they executed the same as the free act and deed of the said Mete Fikri.

Witness my hand and official seal, this the 19th day of July, 2012.

Notary Public
My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Mary Motte Fikri to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of July, 2012.

Notary Public
My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903