WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,950.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 day of July, 2012.

April G. Nichols STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

AT-20120093

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tsung Wen Chen and Mildred Franco Chen	SAME	071.08-0-133.00
204 Sugar Tree Lane		
Pulaski, TN 38478		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Max Chira TOD Robert Chira**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tsung Wen Chen and Mildred Franco Chen, husband and wife**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 152 on the Plan of Joywood Heights, as shown on plat of record in Book 1130, page 91, 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Max Chira TOD Robert Chira from William Timothy Hill, substitute trustee by Substitute Trustees Deed dated February 17, 2012 and recorded March 6, 2012 in Instrument #20120306-0019753, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2008 Jones Avenue, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Davidson County DEEDWARR
Recvd: 07/30/12 12:54 3 pgs
Fees:18.00 Taxes:173.72
20120730-0066904

Witness my/our hand(s) this 13 day of July, 2012

Max Chira

Robert Chira

STATE OF Florida

COUNTY OF ~~Orange~~ Broward

Personally appeared before me, Christine A. Brace, a Notary Public in and for said County and State, the within named Max Chira, the bargainor(s), 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 Hollywood, Florida, this the 13th day of July, 2012.

Notary Public

My Commission Expires: MAR 28, 2014

CHRISTINE A. BRACE
Notary Public - State of Florida
My Comm. Expires Mar 28, 2014
Commission # DD 975727

STATE OF Florida

COUNTY OF ~~Orange~~ Broward

Personally appeared before me, Christine A. Brace, a Notary Public in and for said County and State, the within named Robert Chira, the bargainor(s), 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 Hollywood, Florida, this the 13th day of July, 2012.

Notary Public

My Commission Expires: MAR 28, 2014

CHRISTINE A. BRACE
Notary Public - State of Florida
My Comm. Expires Mar 28, 2014
Commission # DD 975727

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, Carl E. Dunphy, II, 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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE