WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-AK-12-616

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012

Notary Public

MY COMMISSION EXPIRES: 6-29-15

(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
Pan Chen	SAME	
616 Twin Oaks Court (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	133-04A-016.00CO

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 TABATT DAVID LAVEN, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAN CHEN AND YAN 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. 16 ON THE PLAN OF TWIN OAKS SUBDIVISION - SECTION 2 - PHASE 2, OF RECORD IN INSTRUMENT NO. 20021206-0150674, 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 PART OF THE SAME PROPERTY CONVEYED TO GEORGE GIANIKAS GENERAL CONTRACTORS BY DEED FROM GLEN ASSOCIATES OF RECORD IN BOOK 11614, PAGE 552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 6, 1999.

BEING THE SAME PROPERTY CONVEYED TO TABATT DAVID LAVEN BY DEED FROM GIANIKIAS CONTRACTORS, INC. OF RECORD IN INSTRUMENT NO. 20070125-0010473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 24, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20021206-0150674; INSTRUMENT NO. 20041014-0123735; INSTRUMENT NO. 20041014-0123734; INSTRUMENT NO. 20021127-0147488; INSTRUMENT NO. 200004250040744; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

ANNIE BROUSSARD KANANACK JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY

unimproved ( )

This is improved (X) property, known as 616 Twin Oaks Court, Nashville, Tennessee 37211

(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:T20120064266 DEEDWARR
Recvd: 08/28/12 10:02 2 pgs
Fees:13.00 Taxes:576.83

20120828-0077396

Witness my/our hand(s) this 21st day of August, 2012.

Tabatt David Laven

Annie Broussard Kananack

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tabatt David Laven and Annie Broussard Kananack, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August, 2012.

Notary Public

My Commission Expires: 5-20

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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