This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chen Enterprises, LLC
774 Rodney Dr.
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP 115-13
GROUP
PARCEL 53

BILL GARRETT, Davidson County
Trans:T20120071002 DEEDWARR
Recvd: 09/20/12 13:59 3 pgs
Fees:18.00 Taxes:1017.50
20120920-0085628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Virginia M. Newcomb, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Chen Enterprises, LLC**, hereinafter called the GRANTEE, its successors and assigns, a 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. 191 on the Plan of West Meade Hills Subdivision, Section 8, of record in Book 3600, page 61 & 62, Register's Office, Davidson County, Tennessee.

Said Lot No. 191 fronts 112 feet on the southeasterly side of Rodney Drive and extends back 873.47 feet on the northeasterly line, which is a broken line, and 798.85 feet on the southwesterly line to a dead line in the rear, measuring 52.41 feet thereon.

Being the same property conveyed to Allen J. Newcomb and wife Virginia M. Newcomb by deed dated from Player E. Cook and wife Patricia W. Cook of record in Book 4215, page 707, Register's Office for Davidson County, Tennessee. The said Allen J. Newcomb is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **774 Rodney Dr., Nashville, Tennessee 37205.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the **7th** day of **September, 2012.**

Virginia M. Newcomb by attorney in fact

Virginia M. Newcomb, by Robert M. Loffi, Attorney in Fact

Robert M Loffi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert M. Loffi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Virginia M. Newcomb** and as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Virginia M. Newcomb** as her free act and deed..

WITNESS my hand and official seal this 7th day of September, 2012.

M L Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of September, 2012.

M L Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-19-13