WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/12 12:27 2 pgs
Fees:13.00 Taxes:192.40
20121009-0092441

HAL F. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$52,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of October, 20 12

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tsung Wen Chen	SAME	119-12-0-045.00
1125 E. College Street		
Pulaski, TN 38478		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cinthya C. Ortiz as Trustee for South Nashville Renovation Trust No. 738CMO**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung Wen Chen an d wife, Mildred Franco-Chen**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 on the plan of Battlewood, Section One, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Cameo Drive, at the corner of Lots 36 and 38; thence with the line between said lots easterly 139 feet to a corner of Lot 37; thence with the line between Lots 36 and 37 northeasterly 151.49 feet to a point; thence northerly 28 feet to a corner of Lots 35 and 36; thence with the line between said lots westerly 250.1 feet to the east margin of Cameo Drive; thence with the margin of the same, southerly 101.06 feet to the beginning.

Being the same property conveyed to Cinthya C. Ortiz as Trustee for South Nashville Renovation Trust No. 738CMO by deed from Johnny M. Simpson, unmarried on October 5, 2012 of record in Instrument Number 20121005-0091428 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 in the estimated amount of $1,058.99 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-12-0-045.00.
- Subject to all matters as shown on the Plan of record in Book 1835, page 31, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3791, page 321; and Book 5420, page 331, Register's Office for Davidson County, Tennessee.

This is improved property known as: **738 Cameo Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 5, 2012.

Cinthya C. Ortiz as Trustee for South Nashville Renovation Trust No. 738CMO

By Cinthya C. Ortiz as Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared Cinthya C. Ortiz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee of South Nashville Renovation Trust No. 738CMO, the within named bargainer, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this 5th day of October, 2012.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Hal Wilson, 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: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY