WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/12 08:40 2 pgs
Fees:13.00 Taxes:240.50
20121029-0098663

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of October, 2012

Notary Public
My Commission expires: 8/19/14
(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	New Owner	07107022800
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, **Cedar Breaks Trust, Bruce Bodor, Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung Wen Chen and Mildred-Franco Chen, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Trinity Heights as of record in Book 332, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 100 feet on the southerly side of Edwin Avenue and extends back between parallel lines 166 feet to an alley.

Being the same property conveyed to Cedar Breaks Trust by Warranty Deed from Alfred D. Colgate, unmarried dated 10/25/01 of record in Instrument Number 20011026-0117373, 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 and subsequent years a lien, but not yet due and payable for Map & Parcel 07107022800.
- Subject to all matters as shown on the Plan of record in Plat Book 332, page 4, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5029, page 789, Register's Office for Davidson County, Tennessee.

This is improved property known as: **320 Edwin Street, Nashville, TN 37207**

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 25, 2012.

Cedar Breaks Trust, Bruce Bodor, Trustee

By Bruce Bodor, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bruce Bodor, Trustee to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 25, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
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