WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051274 DEEDWARR
Recvd: 06/18/13 13:52 2 pgs
Fees:13.00 Taxes:203.50
20130618-0062231

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/3/13

(AFFIX SEAL)

GEORGIA SULLIVER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tsung Wen Chen	Tsung Wen Chen	
(NAME)	(NAME)	
1125 E. College Street	1125 E. College Street	07210022800
(ADDRESS)	(ADDRESS)	
Pulaski, TN 38478	Pulaski, TN 38478	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Melissa Kay Pulley**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tsung Wen Chen and wife, Mildred Franco Chen**, hereinafter called the GRANTEE(S), their heirs and/or 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 described as follows: Beginning at a point in the southerly margin of Litton Avenue 150 feet westerly from the westerly margin of Scott Avenue; thence southwardly parallel to Scott Avenue 150 feet; thence westwardly parallel to Litton Avenue 50 feet; thence northwardly 150 feet to the southerly margin of Litton Avenue; thence eastwardly with same 50 feet to the beginning.

Being the same property conveyed to Frank Harned, single person by Deed from Marvin Snorton, Sr., single person, dated 02/13/1987 and filed for record on 02/18/1987 in Book 7139, Page 776, Register's Office for Davidson County, Tennessee.

The said Frank Harned died testate on 11/27/1997 and by Will of record in Will Book 10, Page 226, Robertson County Probate Court, devised subject property to Kelly Dwayne Harned, Carl Morris Harned and Melissa Kay Pulley.

Being the same property conveyed to Melissa Kay Pulley by Deed from Kelly Dwayne Harned, joined by his wife, Melissa Ann Harned and Carl Morris Harned, joined by wife, Joann Harned, dated 07/24/1998 and filed for record on 09/29/1998 in Book 11131, Page 344, Register's Office for Davidson County, Tennessee.
The subject property is investment property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-15545
SMG TN Warranty Deed

This is improved ☑ property, known as 1312 Litton Avenue, Nashville, TN 37216-3841
(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/or 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/or 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 14th day of June, 2013.

Melissa Kay Pulley

State of Tennessee
County of Wilson

Personally appeared before me Melissa Kay Pulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2013.

Notary Public
My Commission Expires: 8/3/15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.