WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/13 14:23 2 pgs
Fees:13.00 Taxes:181.30
20130701-0067705

HALE E. 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,
$49,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2013.

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	119-02-0-152.00
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, **First Jordan, FLP, as Trustee of The 93 Rose Street Trust**, 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:

Being Lot No. 24 on the plan of Glenrose Subdivision, of record in Book 1424, page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 68 feet on the southerly side of Rose Street and runs back 166.3 feet on the westerly line and 172.8 feet on the easterly line to a dead line, measuring 115 feet thereon.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 93 Rose Street Trust, by deed from Tina Renee Binkley, on March 7, 2013, of record in Instrument Number 20130311-0023863, 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:

- ☐ Subject to all matters as shown on the Plan of record in Book 1424, page 142, Register's Office Davidson County, Tennessee.
- ☐ Easement of record in Book 4166, page 371, Register's Office for Davidson County, Tennessee.

This is improved property known as: **93 Rose Street, Nashville, TN 37210**

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 June 27, 2013.

First Jordan, FLP, as Trustee of The 93 Rose Street Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 27th day of June, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 93 Rose Street Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of June, 2013.

Amanda Dean

Notary Public
My Commission Expires 10/22/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON 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 WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY