PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130062579 DEEDWARR
Recvd: 07/23/13 10:33 2 pgs
Fees:13.00 Taxes:1272.80
20130723-0076015

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(_____) Title No: 52760
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Kelly Amanda Kelly 774 Rodney Drive Nashville, TN 37205	First Bank 6131 Shallowford Road, Suite 102 Chattanooga, TN 37421

TAX MAP-PARCEL NUMBERS: 115-16-53

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$344,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chen Enterprises, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Kelly and wife, Amanda Kelly** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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, Pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chen Enterprises, LLC by deed from Virginia M. Newcomb, dated September 12, 2012, recorded September 20, 2012 in Instrument No. 20120920-0085628, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Pages 61 and 62, said Register's Office, which Plan shows a 150foot minimum building setback line from Rodney Drive and a 10 foot easement for public utility purposes along the rear and easterly portion of the northeasterly side line, and a 2.5 X 40 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 774 Rodney Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of July, 2013.

Chen Enterprises, LLC

By: Liwei Chen
Title: **Managing Member**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Liwei Chen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member** (or other officer authorized to execute this instrument) of **Chen Enterprises, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 19th day of July, 2013.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $344,000.00

Affiant

Sworn and subscribed before me this the 19th day of July, 2013.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Wldoc: Deed 1/01/1 12:01