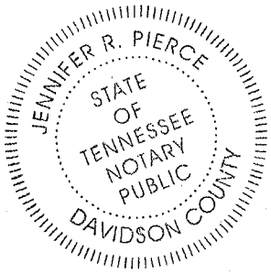
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$59,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of September, 2013

Notary Public
My Commission expires: 1-6-14
(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	60-12-109
1125 E. College Street		
Pulaski, TN 38478	,	

Davidson County DEEDWARR
Recvd: 09/19/13 14:01 2 pgs
Fees:13.00 Taxes:218.30
20130919-0098892

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, **Gloria E. Williamson, unmarried**, 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 part of Lot 13, on the Final Plan of Joywood Heights, Section 3, not of record, and part of Jones Avenue, abandoned, lying adjacent to immediately east of said part of Lot No. 13, described together according to a survey made by Ralph W.C. Lambert Surveyor, April 27, 1959, and further described according to a survey by John Kohl, Surveyor, dated November 23, 1973, as follows:

Beginning at an iron pin on the westerly margin of Jones Avenue as now located, at the northeast corner of the property conveyed to J. T. Murphree et al, by deed from Mrs. Bessie C. Lafferty et al, of record in Book 2879, Page 193, said Register's Office for said County, thence with said Murphree's northern boundary line north 60 deg. West 125 feet to an iron pin; being said Murphree's northwest corner; thence north 13 deg. 20' east 100 feet to an iron pin; thence south 50 deg. 65' east 138 feet to an iron pin on the westerly margin of said Avenue; thence with same around a curve having a radius of 325 feet southwardly 75 feet to the beginning.

Being the same property conveyed to Gloria E. Williamson from Margaret M. Myers by Warranty Deed on October 15, 2001, of record in Instrument Number 20020322-0035292, 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.
- Closure of Portion of Jones Avenue of record in Book 2639, Page 142, Register's Office for Davidson County, Tennessee.
- Subject to all easement rights of way, streets, roads, or railways affecting the land not shown in the public records which would be disclosed by an accurate survey or inspection of the land.
- Subject to any encroachments, overlaps, overhangs, violated restrictions, set back line violations, boundary line dispute variations in area, party walls, easements and other matters.

This is improved property known as: **2900 Jones Avenue, 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 September 18, 2013.

Gloria E. Williamson

Gloria E. Williamson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gloria E. Williamson** 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 September 18, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
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