Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130084868 DEEDWARR
Recvd: 10/01/13 15:56 2 pgs
Fees:13.00 Taxes:1184.00
20131001-0103113

03-1308-38046

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

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

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kevin Fabrizi<br>2600 Hillsboro Pike #131<br>Nashville TN 37215 | SWBC Mortgage Corporation<br>9311 San Pedro Avenue, #100<br>San Antonio, TX 78216 | 117-03-0-H-131.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chen Enterprises, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin J. Fabrizi and wife, Catherine A. Fabrizi**, hereinafter called the Grantees, their successors and 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 Unit No. 131, together with Garage G 83, on the Plan of The Enclave at Hillsboro Village, as established by and shown as Exhibit "C" to the Master Deed of record in Instrument No. 20051005-0119789; amended in Instrument No. 20060210-0016562; and amended in Instrument No. 20060919-0116052, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chen Enterprises, LLC by deed from Desa Lyn Fejta Sutherland, married, dated July 17, 2008, recorded July 21, 2008, of record in Instrument No. 20080721-0074563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2600 Hillsboro Pike #131, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 26th day of September, 2013.

Chen Enterprises, LLC

By: _____
Liwei Chen, Sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Liwei Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the sole member of Chen Enterprises, LLC, and that, as such, he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of September, 2013.

_____
State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15