Davidson County DEEDWARR
Recvd: 12/09/13 14:52 3 pgs
Fees:18.00 Taxes:221.63
20131209-0124938

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$~~$59,901.00~~

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tsung Wen Chen 1125 E College Street Pulaski, TN 38478	Same	Map 04302000200 Parcel ------

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Eric Sox and George Brandt

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tsung Wen Chen and Mildred Fanco Chen, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being part of Lot Number 33 on the Map of Subdivision of Lot Number 24 and 33 of the Dixie Pure Foods Subdivision, of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. - See Exhibit A for more accurate description

Being the same property conveyed to Eric Sox and George Brandt by deed from Wilson & Associates PLLC, dated November 5, 2013, of record in Instrument No 20131113-0117166, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1116 Snow Avenue, Madison, TN 37115
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 6th day of December, 2013.

Eric Sox

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox and George Brandt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Escrow File No.: **2013-1091**

EXHIBIT "A"

Being Part of Lot Number 33 on the Map of Subdivision of Lot Number 24 and 33 of the Dixie Pure Foods Subdivision, of record in Book 421, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the northerly margin of Snow Avenue, formerly Commerce Street, in the center line Milton Avenue marked closed on said Plan; thence with the center of said avenue North 20 degrees West 200 feet; thence South 80-1/2 degrees West 100 Feet; thence South 20 degrees east 200 feet to the Northerly margin of Snow Avenue; thence along said Avenue, North 80-1/2 degrees East 100 feet to the Beginning.

Being the same property conveyed to Eric Sox and George Brandt from Wilson & Associates, PLLC, Successor Trustee, by Trustee's Deed on November 5, 2013, of record in Instrument Number 20131113-0117166, Register's Office for Davidson County, Tennessee.

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: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE