WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012660 DEEDWARR
Recvd: 02/24/14 11:44 2 pgs
Fees:13.00 Taxes:168.35

20140224-0015502

File No.: AV-14-300

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tsung Wen Chen and Mildred Franco-Chen	New Owner	71-11-128.00
(NAME)	(NAME)	
1125 E. College Street		
(ADDRESS)	(ADDRESS)	
Polaski, TN 38478		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ELIZABETH WILK SWIFT, A WIDOW**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TSUNG WEN CHEN AND WIFE, MILDRED FRANCO-CHEN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 70 feet of the northerly one-half of Lot No. 67 on the map of Trinity Heights, as of record in Book 161, Page 38, Register's Office for said County.

Said part of Lot No. 67 fronts 70 feet on the southerly side of Mashall Avenue and runs back between parallel lines, 75 feet to a dead line.

Being the same property conveyed to Elizabeth Wilk Swift by Deed from John F. Romer and wife, Alyce Romer, executed December 13, 1996, of record in Deed Book 10307, Page 116, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 300 Marshall Street, Nashville, TN 37207
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of February, 2014.

Elizabeth Wilk Swift

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Wilk Swift, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2014.

Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171