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

31687

Davidson County DEEDWARR
Recvd: 04/11/14 14:31 3 pgs
Fees:18.00 Taxes:1639.10
20140411-0030689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $443,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2014.

Notary Public
My commission expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-1403-38144

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew J. Bouldin 4729 Benton Smith Road Nashville TN 37215	EverBank 301 W. Bay Street Jacksonville, FL 32202	131-14-0-062.00

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 **Andrew J. Bouldin and Mary Katherine Bouldin**, **husband and wife**, 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 Lot No. 336, on the Plan of Seven Hills, Section 8, of record in Book 3300, Page 14, as corrected by Surveyor's Certificate of Correction of record in Book 3370, Page 532, 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 Venetia Everly, unmarried, dated April 13, 2009, recorded April 15, 2009, of record in Instrument No. 20090415-0034265, 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 4729 Benton Smith Road, 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 10th day of April, 2014.

Chen Enterprises, LLC

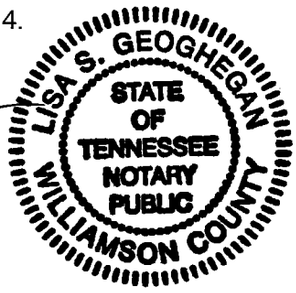
By: _____ President
Liwei Chen, President

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 President of Chen Enterprises, LLC, and that, as such President, he is authorized to execute the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of April, 2014.

_____
State of Tennessee



My Commission expires: 9-20-2017

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017