BILL GARRETT, Davidson County
Trans:T20140028514 DEEDWARR
Recvd: 04/25/14 15:53 2 pgs
Fees:13.00 Taxes:266.40

20140425-0035149

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, Tennessee 37203
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Tsung Wen Chen, Affiant

Subscribed and sworn to before me, this 23rd day of April, 2014.

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tsung Wen Chen	New Owner	072-11-0 312.00
~~2151 Rock City Street~~ 1125 East College St.		
Pulaski ~~Nashville~~, TN ~~37216~~ 38478		

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, **Donald R. Hicks, surviving spouse and tenant by the entirety of Brenda E. Hicks, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Tsung Wen Chen and wife, Mildred Franco Chen,** hereinafter called the Grantee, his 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. 18, Moore's Subdivision of Lot 7 in Maxey's Addition to Brownsville, of record in Book 57, page 39, Register's Office for Davidson County, Tennessee.***
>
> ***Being the same property conveyed to Donald R. Hicks and wife, Brenda E. Hicks by Special Warranty Deed from Nashville Habitat for Humanity, Inc. dated 16th day of May, 1988 of record in Book 7548, Page 706, Davidson County Office of Register of Deeds.***
>
> ***The said Brenda E. Hicks having since died on September 14, 2007 leaving Donald R. Hicks as the surviving tenant by the entirety.***

This property is improved property known as 2151 Rock City Street, Nashville, Tennessee 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his 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 25th day of April, 2014.

Donald R. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 25th day of April, 2014.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

