WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054593 DEEDWARR
Recvd: 07/29/14 09:26 2 pgs
Fees:13.00 Taxes:264.55

20140729-0067107

Y-LM-14-1315A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/18/18

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tsung Wen Chen and Mildred Franco-Chen	**New Owner**	
(NAME)	(NAME)	
1315 Davidson Street	**1125 East College St.**	**94-5-87.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Pulaski, TN 38478**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE SENTER ENTERPRISES GROUP, LLC,** hereinafter 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 Lot 43, SHELBY HEIGHTS, SECTION ONE, REVISED, as shown on plat of record in Plat Book 2330, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Senter Enterprises Group, LLC by Warranty Deed from Ulyess L. Williamson, unmarried, dated July 18, 2014, filed for record on _____ in Instrument No 20140729-0067101O, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown of record in Plat Book 2330, Page(s) 171;
- Covenants, Conditions and Restrictions of record in Book 2810, Page 475;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Davidson Street, Nashville, Tennessee 37206**.

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(S), 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 the 18th DAY OF JULY, 2014.

The Senter Enterprises Group, LLC

BY: _____
Dennis J. Senter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis J. Senter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of The Senter Enterprises Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of July, 2014.

_____
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212