WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014

Notary Public:

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Juan F Gatica	Bank of America	Parcel ID:
2841 Radar Ridge Ct.	900 W. Trade St. 3rd Floor	149100A00900CO
Antioch, TN 37013	Charlotte, NC 28255	

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

Chia S Chung and Yu-Chih Lin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Juan F Gatica

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:

Land in Davidson County, Tennessee, being Lot 9 on the Plan of Pebble Trail Villas of record in Plat Book 9700, Page 721 and 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Erroneously shown as Lot 9, Section One, Autumn Oaks, of record in Book 9700, Page 913 and 914 in previous deed.

BEING the same property conveyed to Chia S. Chung and Yu-Chih Lin by deed from Corinthian Custom Homes, Inc., of record in Instrument 20030818-0119096, dated July 31, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11084, Page 589 and Book 11084, Page 602, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 721 and 722, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2841 Radar Ridge Ct., Antioch, TN 37013

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 our hands this 28th day of August, 2014.

Chia S Chung by Yih Tarn Lin

Chia S Chung by Yih Tarn Lin Attorney in Fact

Yu-Chih Lin By Yih-Tarn Lin

Yu-Chih Lin by Yih Tarn Lin Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20140065618 DEEDWARR
Recvd: 09/04/14 08:37 2 pgs
Fees: 13.00 Taxes: 647.13

20140904-0080728

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Yih Tarn Lin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Chia S Chung and Yu-Chih Lin as his/her/their Attorney in Fact as the free act and deed of the within named Chia S Chung and Yu-Chih Lin.
Witness my hand and official seal at Nashville, Tennessee the 28th day of August, 2014.

My Commission Expires: 8/23/16

Notary Public

