WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of September, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tsung Wen Chen	New Owner	081-08-0-00700
1125 E. College Street		
Pulaski, TN 38478	,	

Davidson County DEEDWARR
Recvd: 10/09/14 08:01 2 pgs
Fees:13.00 Taxes:129.50
20141009-0093577

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Barton Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung Wen Chen and Mildred-Franco Chen, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the rear part of Lots No. 23 and 24 in J. C. Owen's Buena Vista Plan of Small Lots of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said rear parts of said lots 23 and 24 hereby conveyed begins at the southeasterly corner of said Lot No. 24 and on the northerly margin of Clay Street where it intersects an alley and runs thence northerly with the westerly margin of said alley 96 feet, more or less, to the southerly margin of Mason's lot; thence with the southerly margin of said lot, westerly 30 feet, more or less, to a stake; thence southerly along a line parallel to the westerly margin of said alley, 95 feet, more or less, to the northerly margin of Clay Street; thence with the northerly margin of Clay Street, easterly 30 feet, more or less, to the beginning.

Being the same property conveyed to The Barton Trust by Warranty Deed from Herbert R. Troupe and wife, Lola Troupe dated September 16, 2014 of record in Instrument Number 20140922-0086845 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property known as: **834 Clay Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 16, 2014.

The Barton Trust

By: Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andy Maloney to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 16, 2014

Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE