WARRANTY DEED VB2014 0169	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 10/20/14 08:51 3 pgs Fees:18.00 Taxes:185.00 **20141020-0096242**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,000.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 17TH DAY OF OCTOBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tsung Wen Chen **1125 E College Street** **Pulaski, TN 38478**	**Same**	**58 16 0 134.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Sharon R. Boyd, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Tsung Wen Chen, and wife, Mildred A. Franco-Chen, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 133 on the Plan of Haynes Park, Section 4-A, as of record in Book 4860, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 66.54 feet on the westerly side of Kingsview Drive and runs back between lines, 146.85 feet on the northerly side and 150 feet ont he southerly side to a line at the rear in which it measures 84.53 feet thereon.

Being the same property conveyed to Sharon R. Boyd by Warranty Deed from Associates Financial Services Company of Tennessee, Inc., dated July 31, 1991, recorded August 2, 1991, of record in Book 8412, Page 619, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **336 Kingview Drive, Nashville, TN 37218-1955**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have paid at closing;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 4860, Page 39;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto the Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of October, 2014.

GRANTOR:

Sharon R. Boyd

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Sharon R. Boyd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 17th day of October, 2014.

Notary Public
My Comm. Exp.: 5-24-17



CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

