WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $230,000.00.

Affiant

Subscribed and sworn to before me this 28 day of OCTOBER, 2014.

Notary Public
My Commission expires
(Affix Seal)

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

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:
Yong R. Chen Xue Yon Weng	Bank of America, N.A.	090-12-0-097.00
6415 Edsel Drive	4909 Savarese Circle	
Nashville, TN 37209	Tampa, FL 33634	

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, **Harold H. Batson and Brenda F. Batson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm **Yong R. Chen and spouse, Xue Y. Weng**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 241 on the plan of Charlotte Park, Section IV, of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 241, which is a corner lot, fronts 105.0 feet on the southerly margin of Edsel Drive and fronts 84.5 feet on the easterly margin of Henry Ford Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 109.6 feet on the easterly line and 129.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Harold H. Batson and Brenda F. Batson, husband and wife, by deed from Riad E. Messiha and wife, Joyce A. Messiha, on April 29, 2004, of record in Instrument Number 20040505-0051123, and re-recorded in Instrument Number 20050112-0004507, 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:

- Subject to all matters as shown on the Plan of record in Book 2663, page 71, Register's Office Davidson County, Tennessee.

This is improved property known as: **6415 Edsel Drive, Nashville, TN 37209**

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 October 28, 2014.

BILL GARRETT, Davidson County
Trans:T20140081429 DEEDWARR
Recvd: 10/29/14 09:18 2 pgs
Fees:13.00 Taxes:851.00
20141029-0099665

Harold H. Batson
Harold H. Batson

Brenda F. Batson
Brenda F. Batson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold H. Batson and Brenda F. Batson, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 28, 2014

My commission expires 7/6/15

Notary Public

