BILL GARRETT, Davidson County
Trans:T20150000679 DEEDWARR
Recvd: 01/05/15 13:15 2 pgs
Fees:13.00 Taxes:897.25
20150105-0000834

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 242,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2014.

Notary Public

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LONG HOANG **TU PHAN**	**CMG MORTGAGE INC. ISAOA**	**173080A04500CO**
1109 STREAMDALE POINT EAST	**3160 CROW CANYON ROAD, SUITE 400**	
ANTIOCH, TN 37013	**SAN RAMON, CA 94583**	

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 ACKNOWLEDGE, WE,

JUN PING CHEN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LONG HOANG and TU PHAN, HUSBAND AND WIFE

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 No. 50 on the Plan of DEER VALLEY, SECTION ONE, a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO JUN PING CHEN, AN UNMARRIED INDIVIDUAL, BY WARRANTY DEED FROM THOMAS A. KELLN, AN UNMARRIED MAN, DATED 08/15/2008 AND RECORDED ON 08/18/2008 IN INSTRUMENT NUMBER 20080818-0084559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1109 STREAMDALE POINT EAST, 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 in 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 my/our hand(s) this 23rd day of December, 2014.

JUN PING CHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JUN PING CHEN, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016