WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-RM-15-6015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bean Chiw	**New Owner**	
(NAME) **6015 Panama Drive**	(NAME)	**86-1-38.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE SENTER ENTERPRISES GROUP, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BEAN CHIW, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 146, DODSON HEIGHTS, as shown on plat of record in Plat Book 2900, Page 113, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Senter Enterprises Group, LLC by Warranty Deed from Trywanna Rena' Carter, Administratrix of the Estateof Alvin Douglas Carter, Jr., dated January 23, 2015, file for record on January 28, 2015 in Instrument No. 20150128-0007978, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 2900, Page 113;
- Deed of Easement of record in Book 7464, Page 275, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6015 Panama Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150006778 DEEDWARR
Recvd: 01/28/15 09:28 2 pgs
Fees:13.00 Taxes:284.90
20150128-0007979

Witness my/our hand(s) this the 23rd DAY OF JANUARY, 2015.

The Senter Enterprises Group LLC

BY: _____
Dennis J. Senter, Managing Member

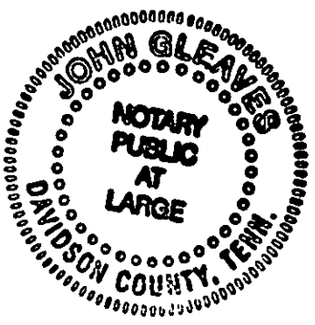
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis J. Senter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of The Senter Enterprises Group LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of January, 2015.

_____
Notary Public

My Commission Expires: 3-6-18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212