Return To: 15-0083
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$181,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **February 27, 2015.** Notary Public MY COMMISSION EXPIRES: 6/14/15 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0083

BILL GARRETT, Davidson County
Trans:T20150015925 DEEDWARR
Recvd: 03/04/15 11:39 2 pgs
Fees:13.00 Taxes:671.55
20150304-0018927

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Marian M. Buchanan~~	Mark Buchanan	**172 12 0D 065.00**
(NAME) ~~7220 Althorp Way~~	(NAME) 8208 Holly Rd.	
(ADDRESS) ~~Nashville, TN 37211~~	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Corina Garcia Chen and husband Eric Hong Chen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marian M. Buchanan,** 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 505 as shown on the Final Plat of the Town Center Homes at Lenox Village, Section 2, filed of record in Instrument No. 20050322-0031182, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Corina Garcia Chen and husband Eric Hong Chen by Quitclaim Deed from Corina Garcia and Eric Hong Chen recorded November 2, 2010 in Instrument Number 20101102-0087490, Register's Office for Davidson County, Tennessee; and further conveyed to Eric Hong Chen a one half (1/2) undivided interest by Quitclaim Deed from Corina Garcia recorded March 9, 2010 in Instrument Number 20100309-0017976, Register's Office for Davidson County, Tennessee; and further conveyed to Corina Garcia, a single person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded May 2, 2006 in Instrument Number 20060502-0050584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7220 Althorp Way, Nashville, TN 37211**
(House Number) (Street) (City, State) (Zip)

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 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

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **February, 2015.**

Corina Garcia Chen
CORINA GARCIA CHEN BY WILLIAM THOMAS ANDERSON, AS ATTORNEY IN FACT
By: William Thomas Anderson, As Attorney In Fact

Eric Hong Chen
ERIC HONG CHEN BY WILLIAM THOMAS ANDERSON, AS ATTORNEY IN FACT
By: William Thomas Anderson, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **William Thomas Anderson**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Corina Garcia Chen**, and who acknowledged that he/she executed the same as the free act and deed of the said **Corina Garcia Chen**, by virtue of a Power of Attorney, duly executed and appearing of record in Book ★, page _____, said Register's Office..
★ Instrument # 20150304-0018925
Witness my hand and official seal on **2/27/2015.**

NOTARY

My Commission Expires: 5/4/15

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **William Thomas Anderson**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Corina Garcia Chen**, and who acknowledged that he/she executed the same as the free act and deed of the said **Corina Garcia Chen**, by virtue of a Power of Attorney, duly executed and appearing of record in Book ★, page _____, said Register's Office..
★ Instrument # 20150304-0018926
Witness my hand and official seal on **2/27/2015.**

NOTARY

My Commission Expires: 5/4/15