WARRANTY DEED TT2015 262 Davidson County DEEDWARR Recvd: 03/13/15 15:53 2 pgs Fees:13.00 Taxes:314.50 **20150313-0021957**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 13TH DAY OF MARCH, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

JULIE COON STATE TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY CLERK

THIS INSTRUMENT PREPARED BY: TEAM TITLE, INC. 69 THOMPSON LANE NASHVILLE, TENNESSEE 37211 OFFICE: (615) 367-5111		
ADDRESS OF NEW OWNER(S): **Tsung Wen Chen** **1125 East College Street** **Pulaski, TN 38478**	SEND TAX BILLS TO: **Same**	MAP-PARCEL NUMBER: **119 02 0 067.00**

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, Christy Marie Pruitt Haynes, *(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 Franco-Chen, *(hereinafter called "Grantees")*, 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 25, on the plan of Cunningham Heights, as of record in Book 2331, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Christy Marie Pruitt Haynes by Quitclaim Deed from Christopher Thomas Haynes, dated June 12, 2006, recorded June 13, 2006, of record in Instrument No. 20060613-0070362, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **214 Stirton Road, Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record in Book 2480, page 455;
(3) All easements of record;
(4) All matters appearing on the plan of record in Book 2331, Page 76;
(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 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 13th day of March, 2015.

GRANTOR:

Christy Marie Pruitt Haynes

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Christy Marie Pruitt Haynes, 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 13th day of March, 2015.

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

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.