WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028487 DEEDWARR
Recvd: 04/16/15 09:31 2 pgs
Fees:13.00 Taxes:222.00
20150416-0033556

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 9-30-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tsung Wen Chen Mildren Franco Chen	Tsung Wen Chen	09108006900
(NAME)	(NAME)	
1125 East College Street	1125 East College Street	
(ADDRESS)	(ADDRESS)	
Pulaski, TN 38478	Pulaski, TN 38478	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cecilia Stanford and Cecilia Stanford, Executrix Joins in this conveyance to convey any interest the Estate may have,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tsung Wen Chen and wife, and Mildren Franco Chen,** 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:

Being Lot No. 59 in L.H. Davis' subdivision of Lot No. 41 in the Plan of Clifton, a plan of which subdivision is of record in Book 57, Page 100, Register's Office for said County.

Said Lot No. 59 fronts 50 feet to the easterly side of 43rd Avenue North, formerly Douglas Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cecil C. Whitmon & wife, Virginia E. Whitmon by Deed from James Dewey Burnett, single, of record in 10569-226 and conveyed to Cecil C. Whitmon and wife, Virginia E. Whitmon by Deed from Ann McKissack Ross recorded in 6989-296 and conveyed to Cecil Whitmon and wife, Virginia E. Whitmon by Deed from Alyce Booze recorded in 10807-813. Virginia E, Whitmon having predeceased Cecil C. Whitmon. Cecil Whitmon A/K/A Cecil C. Whitmon, Sr., died testate and by the Second Item of the last Will and Testament of Cecil Campbell Whitmon, Sr., of record in Probate File 11P1226, Probate Clerks Office for Davidson County, Tennessee, devised property to Ceceilia Stanford.

Subject to all matters as shown on the Plan of L.H. Davis' subdivision of Lot No. 41 in the Plan of Clifton, of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1042 43rd Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hands this 9th day of April, 2015.

Cecilia Stanford, executrix
Cecilia Stanford, Executrix

Cecil Stanford
Cecilia Stanford, Individual

State of Tennessee
County of Williamson

Personally appeared before me Cecilia Stanford, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15 day of April, 2015.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of March 2015, before me, personally appeared Cecilia Stanford as Executrix of the Estate of Cecil Campbell Whitmon, Sr., deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WEREOF, I have ~~hereunto set my~~ hand and notarial seal.

NOTARY PUBLIC
My Commission Expires:

File No.: 9346

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017