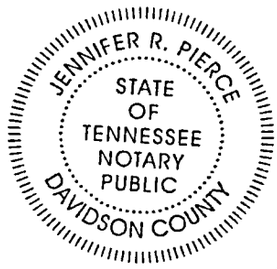
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/15 09:26 2 pgs
Fees:13.00 Taxes:306.73
20150513-0043741



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,900.00.**

Affiant

Subscribed and sworn to before me this 8th day of May, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tsung Wen Chen	New Owner	060-16-0-127.00
1125 E. College Street		
Pulaski, TN 38478	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David W. Manning Jr., unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung When Chen**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20E on the unrecorded survey by Ralph W.C. Lambert dated February 22, 1959 of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III and being triangular in shape, described according to a survey made by John Kohl Surveyor dated December 10, 1976, as follows:

Beginning at a point in the westerly margin of Jones Avenue at the corner of Lot No. 20 E and 20 D; thence with the line between said lots southwesterly 275 feet to a point; thence northeasterly 275 feet to the westerly margin of Jones Avenue; thence with the margin of same northwesterly, around a slight curve 70 feet to the point of beginning.

Being the same property conveyed to David Manning, by deed from Hal Wilson and Martha Wilson, on September 15, 2008, of record in Instrument Number 20080919-0095588, Register's Office for Davidson County, Tennessee. And further conveyed to David Manning, and David Manning, Sr., and Linda Manning husband and wife by Quitclaim Deed from David Manning of record in Instrument Number 20100526-0040614, said Register's Office. And further conveyed to David Manning, Jr., unmarried by Quitclaim Deed from David Manning (correctly, David Manning, Jr.), and David Manning, Sr. and wife, Linda Manning of record in Instrument Number 20141231-0119298, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **2822 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 8, 2015.

David W. Manning Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David W. Manning Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 8, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER C. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY