WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/15 11:33 2 pgs
Fees:13.00 Taxes:203.50
20150713-0067789

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 1st day of July, 2015.

Notary Public
My Commission expires: 11-5-2018
(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	SAME	043-11-0-044.00
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, **Andy Maloney, as Trustee for The 210 Myatt Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung Wen Chen and Mildred-Franco Chen, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot. No. 25 on the unrecorded Map of the Resubdivision of Lots 1 and 13 of Anderson Estates, Section One, and described according to a survey made by Anderson & Gee, Surveyors, August 6, 1946, as follows:

Beginning at a point in the west margin of Myatt Drive, at the corner of Lots 24 and 25; thence with the line between said lots, westerly 136 feet to a corner of Lots 76 and 77; thence with the line between Lots 25 and 76, northerly 65 feet to a corner of Lots 75 and 76; thence with the line between Lots Nos. 25 and 26, easterly 136 feet to the west margin of Myatt Drive; thence with the margin of the same, southerly 65 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4354, page 183, said Register's Office, described as follows:

Beginning at a point in the present westerly right-of-way line of Myatt Drive at the southeast corner of the Inman Lands; thence westerly along the southerly line of the Inman Lands, 4 feet to the new proposed westerly right-of-way line of Myatt Drive; thence northerly along the new proposed right-of-way line of Myatt Drive, 65.2 feet to a point in the northerly property line of the Inman Lands; thence easterly along the northerly property line of the Inman Lands; 7 feet to Inman's northeast corner; the same being in the present westerly right-of-way line of Myatt Drive; thence southerly along the present right-of-way line of Myatt Drive, 65 feet to the point of beginning and containing 325 square feet.

Being the same property conveyed to Andy Maloney, as Trustee for The 210 Myatt Drive Trust by deed from Edward D. Sharp on July 1, 2015 of record in Instrument Number 20150709-0066844, Register's Office for Davidson County, Tennessee. Ruth L. Sharp having died, leaving said property to Edward D. Sharp by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **210 Myatt Drive, Madison, TN 37115**

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 July 1, 2015.

The 210 Myatt Drive Trust

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 1, 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