File. Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150066322 DEEDWARR
Recvd: 08/10/15 14:08 2 pgs
Fees:13.00 Taxes:1091.50
20150810-0079764

W & I Ref: (DKM) Title No.: 57676
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jean A. Stone 7916 Harpeth View Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142130B17100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jianchun Chen and Lu Chen, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jean A. Stone** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Not No. 171 on the Plan of First Revision, Riverside, Phase 3, of record in Instrument No. 20010404-0032691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jianchun Chen and wife, Lu Chen by Warranty Deed from John J. Woods and Terri L. Hayes-Woods, husband and wife, dated July 30, 2009, recorded August 12, 2009 in Instrument No. 20090812-0075976, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010404-0032691, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7405, Page 780 and amended in Instrument No. 20040419-0044162, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7916 Harpeth View Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of August, 2015

Jianchun Chen

Lu Chen

State of Tennessee

County of Davidson

On this 7th day of August, 2015, before me the undersigned authority, personally appeared Jianchun Chen and Lu Chen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $295,000.00.

Margaret L. Avera
Affiant

Sworn and subscribed before me this 7th day of August, 2015.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018