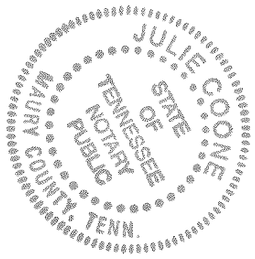
WARRANTY DEED
2015-0948



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of December, 2015.

Notary Public
My Commission expires: 5/24/17
(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	Same	061-07-0-172.00
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, **Auston McClain, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsung Wen Chen and Mildred 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:

Lot Number 6 Block "B" on the Plan of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee. Said Lot Number fronts 50 feet on the northerly margin of Maplewood Avenue, also known as Maplewood Lane, and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Auston McClain, an unmarried man from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington D.C. by Cash Deed For Tennessee on October 19, 2004, of record in Instrument Number 20041026-0128697, Register's Office for Davidson County, Tennessee.

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 in the estimated amount of $1,193.37 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-07-0-172.00, which are not due until 10/1/2015.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4131, Page 745 of record in Book 4131, Page 745, Register's Office for Davidson County, Tennessee.

This is improved property known as: **907 Maplewood Place, Nashville, TN ~~37204~~** 37216 AM.

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 September 25, 2015.

Davidson County DEEDWARR
Recvd: 10/06/15 14:43 2 pgs
Fees:13.00 Taxes:296.00
20151006-0101926

Auston McClain

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Auston McClain, an unmarried man** 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 September 25, 2015

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

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, Julie Coone, 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.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

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