BILL GARRETT, Davidson County
Trans:T20160020086 DEEDWARR
Recvd: 03/11/16 10:01 2 pgs
Fees:13.00 Taxes:74.00
20160311-0023404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 20,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2016.

Notary Public

My commission expires: 12.22.19

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jun Ping Chen	**Jun Ping Chen**	**14707016300**
13 Ashington Lane	**13 Ashington Lane**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Roscoe L. Wade and wife, Odessa Wade

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jun Ping Chen, unmarried

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:

A tract of land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, about six miles from Nashville East of the Nolensville Pike, and described as follows:

Beginning at a point in the North line of the Pritchett Land at Providence, Tennessee, a plan of which is of record in Book 421, page 70, Register's Office for said County, at the Southeast corner of the Oliver Ensley land shown on said plan; thence along what was Ensley's East line north 12° West 198 feet to a pile of stone; thence east 3.5 poles to a point in a stone wall south a distance of 24.75 feet to a turn in said stone wall, and continuing with the same easterly 57.75 feet to a point in the west line of the lands of John Waggoner shown on said plan; thence with what was Waggoner's line South 167 feet to a point in the north line of the Pritchett land; thence with the same westerly 72.6 feet to the point of beginning, and being a part of the tract shown on the Pritchett lands marked Green Edmondson.

Being the same property conveyed to Roscoe L. Wade and wife, Odessa Wade from Alice Hight, a widow, by Quitclaim Deed dated September 26, 1973 and of record in Book 4753, page 662, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (__X__) property known as 0 Old Goins Pike, Nashville, TN 37211.

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 in 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 hand(s) this 9th day of March, 2016.

Roscoe L. Wade

Odessa Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Roscoe L. Wade and Odessa Wade, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2016.

Notary Public

My Commission Expires: 12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

ST16-37220-0504