BILL GARRETT, Davidson County
Trans:T20170025565 DEEDWARR
Recvd: 03/27/17 11:22 2 pgs
Fees:13.00 Taxes:466.20
20170327-0029555

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1703105

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2017.

Notary Public
My Commission Expires: 10/24/17

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jian Li Chen	Jian Li Chen	073-07-0-230.00
2408 Robbie Ct.	2124 Portland Ave	
Nashville, TN 37214	Nashville, TN 37212	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janice Marie Sircy, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jian Li Chen, unmarried, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 38B, of the Zone Lot Division of Lots 22 through 26, 38, and 39 (Section 4) and 41, 42, and 43 (Section 3) Cabin Hill Subdivision, of record in Plat Book 6250, Page 523, amending Plat Book 5200, Page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Janice Marie Sircy, by Quitclaim Deed from Helen M. Sircy, dated January 28, 2004, of record in Instrument No. 20040203-0012753, Register's Office for Davidson County, Tennessee. Helen M. Sircy having since died January 20, 2015, leaving title solely vested in Janice Marie Sircy.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 2408 Robbie Ct., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of March, 2017.

Janice Marie Sircy

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janice Marie Sircy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 24th day of March, 2017.

Notary Public at Large
My Commission Expires: 12/16/18

