WARRANTY DEED

J-UHS-18-1213-H2

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tsung Wen Chen and Mildred Franco Chen	**New Owner**	
(NAME) 205 Logans Circle	(NAME)	**70-6-20.00**
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ULTRA HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TSUNG WEN CHEN AND WIFE, MILDRED FRANCO CHEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on an unrecorded survey by Parrish-Ragan, Inc. dated May 21, 1970, and further described according to a survey by John Kohl, dated December 18, 1979, as follows:

Beginning at a point on the northwesterly margin of West Trinity Lane; thence along said margin of West Trinity Lane South 65 degrees 53 minutes West 82 feet to a point; thence North 35 degrees West 238.5 feet to a point; thence North 66 degrees East, 70 feet to a point; thence South 37 degrees 49 minutes East 240.5 feet to the point of beginning.

Being the same property conveyed to Ultra Home Solutions, LLC by Deed as of record in Instrument No. 20180626-0061563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7753, Page 501, Register's Office for Davidson County, Tennessee.
- All matters set out in unrecorded surveys by Parrish-Ragan, Inc., dated May 21, 1970 and by John Kohl, dated December 18, 1979.
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Subject to 2018 County Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 West Trinity Lane, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 109274 **DEEDWARR**
06/26/2018 03:10:02 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20180626-0061580

Witness my/our hand(s) this the 21st DAY OF JUNE, 2018.

Ultra Home Solutions, LLC

BY: _____
Justin Tarr
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN TARR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ULTRA HOME SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of June, 2018.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212