WARRANTY DEED

Bill Garrett Davidson County
Batch# 109883 DEEDWARR
06/28/2018 11:50:49 AM 2 pgs
Fees: $13.00 Taxes: $529.10

20180628-0062511

J-TWC-18-303-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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 Francis Chen	**New Owner**	
(NAME)	(NAME)	**071-07-0-216.00**
205 Logans Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **BRADLEY BARRETT,** 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 FRANCIS 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 the Easterly one-half (1/2) of Lot No. 25 on the Map of Trinity Heights of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 50 feet on the Northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Aaron Springer and wife, Helen C. Springer by Warranty deed from Lewis O. Davis and wife, Thelma Davis (deceased) of record in Book 5991, page 271, Register's Office for Davidson County, Tennessee, dated January 10, 1983 and recorded on January 11, 1983. (Value or consideration shown in aforementioned deed $7,000.00.)

The said Aaron Springer died on January 2, 1985. Gladys Helen Copley Springer having since died on April 25, 2002. The estate of Gladys Helen Copley Springer was filed of record in Docket No. 02P-1158, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Property vested to Michael C. Springer, the only living child of Gladys Helen Copley Springer. Affidavit of Inheritance of Real Estate of record in Instrument No. 20030520-0068915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley Barrett by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20180521-0048304 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on May 21, 2018.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Edwin St, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 26th DAY OF JUNE, 2018.

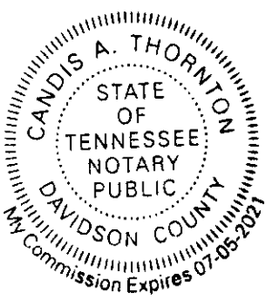
Bradley Barrett by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRADLEY BARRETT, and who acknowledged he/she/they executed the same as the free act and deed of the said BRADLEY BARRETT.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)



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