Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr 290
Brentwood, TN 37027
B18-1470

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 5, 2018

Notary Public
Commission Expires: 12/15/21

Bill Garrett Davidson County
Batch# 115676 DEEDWARR
07/12/2018 11:25:02 AM 2 pgs
Fees: $13.00 Taxes: $447.70
20180712-0067537

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Old Republic Exchange as Qualified Intermediary for Tsung Wen Chen and Mildred Franco Chen 205 Logan's Circle Franklin, TN 37167	SAME AS BUYER	053-02-0-098.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 105 Ryburn Court Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Old Republic Exchange Company as Qualified Intermediary for Tsung Wen Chen and Mildred Franco-Chen

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One, Part Two, Addition to Fairway View, of record in Plat Book 4675, Page 55, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 120.44 feet on the southerly margin of Ryburn Court and extends back 109.0 feet on the easterly line and 135.5 feet on the southwesterly line to a dead line in the rear, measuring 48.0 feet thereon.

Being the same property conveyed to Josh Terry, Trustee of The 105 Ryburn Court Trust by Warranty Deed from Norman Grunwald and Margaret Grunwald of record in Instrument No. 20180712-0067536, Register's Office for Davidson County, Tennessee, dated July 5, 2018 and recorded on July 12, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

105 Ryburn Court, Old Hickory, TN 37138

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 5, 2018.

Josh Terry, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 105 Ryburn Court Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of July, 2018.

Notary Public

My commission expires: 5.6.19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.