WARRANTY DEED

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 19th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-UHS-18-2627-H

Karen Y Johnson Davidson County
Batch# 164873 DEEDWARR
11/26/2018 03:17:05 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20181126-0115296

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:	
Tsung-Wen Chen and Mildred Franco Chen	**New Owner**	
(NAME) **1213 West Trinity Lane**	(NAME)	**70-7-1.01**
(ADDRESS) **Nashville, TN 37218**	(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, **WILLIAM R. KELLEY AND BILLY L. KELLEY,** 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 part of Lots Nos. 6 and 7 on the unrecorded plan of the subdivision of the J.S. Spurlock Lands, described partly according to a survey made by Z.J. Wilkinson, Surveyor, June 17, 1963, as follows:

Beginning on the westerly margin of the Old Buena Vista Road at a point 250 feet north of the northeast corner of the property conveyed to Hezekiah Buckner, Jr., by deed from M.H. Webb, and wife, of record in Book 3616, Page 413, Register's Office for said County; thence with said Road north 48 degrees 15' west 50 feet; thence south 45 degrees 15' west 422 feet; thence south 14 degrees 15' east 76 feet; thence north 41 degrees 45' east 465 feet to the beginning.

Being the same property conveyed to William R. Kelley and Billy L. Kelley by Quitclaim Deed from Martha Drucilla Kelly aka Drucilla Kelly, recorded February 2, 2000 in Instrument No. 20000202-0010744, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill Kelly and wife, Drucilla Kelly by Installment Deed from M.H. Webb and wife, Ida Nell Webb, recorded October 17, 1963 in Book 3643, Page 106, Register's Office for Davidson County, Tennessee. The said Bill Kelly having since died.

**Said property is not the principal residence of William R. Kelley or Billy L. Kelley.

This conveyance is subject to:
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7774, Page 456, Register's Office for Davidson County, Tennessee.
- Water rights in and to a well and pump as set out in Deeds in Book 3643, Page 106 and Instrument No. 2000202-0010744, Register's Office for Davidson County, Tennessee.
- Subject to 2019 County Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2627 Old Buena Vista Road, 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.

Witness my/our hand(s) this the 19th DAY OF NOVEMBER, 2018.

William R. Kelley

Billy L. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. KELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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