WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/01 09:24 2pgs
Fees:11.00 Taxes:728.65

20010201-0009728

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,932.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Dinh Truong	Union Planters National Bank	142-13
(NAME)	(NAME)	
917 LeBlanc Court	P.O. Box 3137	O-B
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38173-0137	029.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Rochford Realty & Construction Company, Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thanh Dinh Truong and wife, Lily Hoang**, 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. 197 on the Final Plat of Riverside, Phase 4B, a Planned Unit Development, as of record in Plat Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc., by Deed of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

Any and all matters shown on plan of record in Book 9700, page 991, also shown on Book 9700, page 750 Riverside, Phase 4-B, Boundary Plat Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 9803, page 642, Register's Office for Davidson County, Tennessee.

Rear of lot lies within 100 year Flood Plain.

Easement conveyed Harpeth Valley Utilities for public utilities of record in book 6970, page 278, Register's Office for Davidson County, Tennessee.

Charter of Riverside Homeowners Association, Inc., of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

Deed to Metro Government of Nashville of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.

Easement conveyed Harpeth Valley Utilities for water lines of record in Book 6970, page 275 and Book 6970, page 284 and Book 6970, page 281, Register's Office for Davidson County, Tennessee.

Ingress/Egress easement established in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

Declaration of Easements and Restrictions of Riverside of record in Book 7185, page 619 and as amended in Book 7405, page 780 and further amended in Book 11063, page 996, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 917 LeBlanc Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 29th day of January, 2001.

Rochford Realty & Construction Company, Inc.

By: _____
Jimmy Morrissey, Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared Jimmy Morrissey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath acknowledged himself to be the Vice President of Rochford Realty & Construction Company, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Jimmy Morrissey, as such Vice President.

WITNESS MY HAND AND OFFICIAL SEAL on this the 29 day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 7-20-2003

Witness my hand and official seal at Franklin, Tennessee this.

Commission expires:

Notary Public