File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vu S. Tran	Guaranty Trust Company	176-5-B-93
(NAME)	(NAME)	
6121 Firelight Trail	640 Broadmor Blvd., Suite 100	2D-77882
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN. 37129	
(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, Lindsey John Stevenson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vu S. Tran , and Thuong H. Tran, 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. 188 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Pages 885 thru 887, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey John Stevenson by deed of record in Book 10740, page 590, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Barbara Lynn Stevenson joins in this conveyance , with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Lindsey John Stevenson by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record as Instrument No. 20010711 0074038 , in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Barbara Lynn Stevenson by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record as Instrument No. 20010711 0074039, in the Register's Office for Davidson County, Tennessee.

(See Legal Continuation)

unimproved ☐
This is improved ☒ property, known as 6121 Firelight Trail, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 07/11/01 15:23 2pgs
Fees:13.00 Taxes:555.00

20010711-0074040

Witness my/our hand(s) this 6th day of July, 2001.

Lindsey John Stevenson by Carolyn Adcock, Atty-In-Fact

Barbara Lynn Stevenson, by Carolyn Adcock, Atty.-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 6th day of July, 2001, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Lindsey John Stevenson and Barbara Lynn Stevenson and who acknowledged that she executed the same as the free act and deed of the said Lindsey John Stevenson and Barbara Lynn Stevenson, through Power of Attorney granted to her by the said Lindsey John Stevenson and Barbara Lynn Stevenson.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2001.

Commission expires: May 26, 2002

Notary Public

VICTOR HAZEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Legal Continuation:
Subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions, of record in Book 9678, Page 187, amended in Book 9764, Page 44, and further amended in Book 11180, Page 802; By-Laws of record in Book 9678, Page 213, amended in Instr:200012070120450, and Instr:200106140062710; Charter of record in Book 9680, Page 319; and Quitclaim Deed conveying common area of record in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Rules & Regulations of record in Instr:200106140062709, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility easement, public utility and drainage easement, utility anchor easements, and minimum building setback lines of record in Book 6900, Pages 885-887, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 9790, Page 311, said Register's Office.