WARRANTY DEED

VERONICA E. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 12-19-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 03/17/03 13:50 2pgs
Fees:13.00 Taxes:640.10
20030317-0035177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royies Stanley	Guaranty Trust Company-Murfreesboro	Map 108-12, Group B, Parcel 98.00
(NAME) 1328 Timber Valley Drive	(NAME) 640 Broadmor Blvd	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro Tennessee 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, Tom Tran and Wife, Lisa Tran , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royies Stanley, unmarried , 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:

Being Lot No. 197 on the Plan of Harborview, Section Two, Phase 1-A, as of record in Plat Book 6900, Page 756 amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tom Tran and Wife, Lisa Tran by deed from Norman Bradley Logan and wife Dee Ann Logan of record in Deed Book 11121, page 641, Register's Office for said County.

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

Subject to all matters as set forth per Plat Book 6900, Page 756 amended in Book 9096, Page 764, Register's Office of said County.

This conveyance is subject to restrictive Covenants of record in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Register's Office of said County.

Master Deed of record in Book 8297, Page 376, Register's Office for said County.

Easements as shown of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886, Book 6147, Page 895, Book 5658, Page 984, Book 7390, Page 270 and Book 8068, Page 723, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1326 Timber Valley Drive, Nashville, TN 37214

(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/our hand(s) this 25th day of February 2003.

Tom Tran

Lisa Tran

STATE of California
COUNTY of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom Tran and Wife, Lisa Tran the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/25/2003

My Commission Expires: April 23, 2006

Notary Public

TANG KIET
Commission # 1353022
Notary Public - California
Orange County
My Comm. Expires Apr 23, 2006

File Number2301494
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167