WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Kacy Arbogast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN KATHY SNIDER Exp. 5/28/06

Davidson County DEEDWARR
Recvd: 04/01/04 10:44 2pgs
Fees:13.00 Taxes:580.90
20040401-0036704

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven T. Townsend	IRWIN MORTGAGE CORPORATION	147-01-168.00
(NAME) 4719 W Longdale Drive	(NAME) 10500 Kincaid Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Fishers, IN 46038	
(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, Trong H. Huynh and Tuyet Dan Bui aka Henry Trong Huynh and Cathy Bui, both unmarried joint tenants with right of survivorship , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven T. Townsend and Wife, Betty S. Townsend , 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. 217 on the Revised Plan of Caldwell Hall, Section 1, as of record in Plat Book 2900, Page 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 217 fronts 85 feet on the southeasterly margin of West Longdale Drive, running back between 190.5 feet on the northeasterly line and 168.4 feet on the southwesterly line to a broken line in the rear on which it measures 92.0 feet.

Being the same property conveyed to Trong H. Huynh and Tuyet Dan Bui, both unmarried joint tenants with right of survivorship by Warranty Deed dated March 22, 2000 from Robert L, Kerby and wife, Jacqueline A. Kerby of record in Instrument No. 20000327-0030602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2004 real property taxes which have been prorated and assumed but the Grantors, the Plat of record in Book 2900,page 57-59 and restrictive covenants of record in Book 2929, page 117 and Book 7571, page 581, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4719 W Longdale Drive, Nashville, TN 37211

(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 31st day of March, 2004.

Trong H. Huynh a/k/a Henry Trong Huynh

Tuyet Dan Bui a/k/a Cathy Bui

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Trong H. Huynh* and Tuyet Dan Bui,** both unmarried joint tenants with right of survivorship 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. *a/k/a Henry Trong Huynh ** a/k/a Cathy Bui

Witness my hand and Official seal this the 31st day of March, 2004.

My Commission Expires:_____

Notary Public

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File Number24020098
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027