WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Rachel Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2005.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

DARLENE SHORT NOTARY PUBLIC ROBERTSON CO.

THIS INSTRUMENT WAS PREPARED BY
Jack Cas[illegible] Title Associates, LLC
204 Kingsgate Parkway
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 04/20/05 11:07 2 pgs
Fees:13.00 Taxes:502.83
20050420-0043944

H-2107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Urioste	American Home Mortgage	176-01-0 016.00
(NAME)	(NAME)	
3852 Round Rock Drive	520 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Melville, NY 11747	
(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, Robby Truong and wife, Tuyen P. Truong, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julian Urioste, a single man, 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, and being Lot No. 102 on the plan of Hickory Woods, Sec. A, as of record in Book 6900, Page 511, as corrected by Surveyor's Certificate(s) regarding street name corrections/changes at Book 7582, Page 167 and Book 9997, Page 844, all in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Robby Truong and wife, Tuyen P. Truong, by Warranty Deed from W.L. Bainbridge, Inc., a Tennessee corporation, dated March 26, 1998, of record in Book 10856, Page 609, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3852 Round Rock Drive, 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.

Witness our hands this 5th day of April, 2005.

Robby Truong
Robby Truong

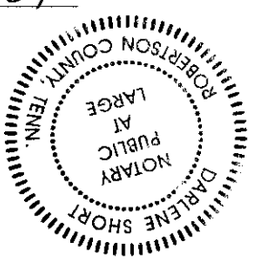
Tuyen P Truong
Tuyen P. Truong

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robby Truong and wife, Tuyen P. Truong the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of April, 2005.

Commission Expires: 11-25-07

Darlene Short
Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072