8

# WARRANTY DEED

SUM-05-549

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sang Francis | New Owner | |
| 549 Janice Dr | (NAME) | 162-10-57 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA CARDEN, FORMERLY KNOWN AS PATRICIA G. BARDAYAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SANG FRANCIS, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 57 on the plan of Resubdivision of Lots 42 thru 59, Brook View Estates, Section I, of record in Book 4675, page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alberto Bardayan-Chitritt and wife, Patricia G. Bardayan, by Deed from American Homes, dated January 24, 1974, of record in Book 4784, page 79, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated September 25, 1975, of record in Book 4992, page 33, said Register's Office, the subject property was conveyed to Patricia G. Bardayan.

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

unimproved ( )
This is improved ( X ) property, known as 549 Janice Dr, Antioch, Tennessee 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 my/our hand(s) this 15th day of April, 2005.

Patricia Carden
Patricia Carden

Davidson County DEEDWARR
Recvd: 04/22/05 14:38 2 pgs
Fees:13.00 Taxes:407.00

20050422-0045234

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

I, ~~Carol T. Baker~~ Sandy Meyer, a Notary Public of the County and State first above written, do hereby certify that Patricia Carden, formerly known as Patricia G. Bardayan, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my ~~hand~~ and official seal, this the 15th day of April, 2005.

Sandy Meyer
Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800