WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 11:52 2 pgs
Fees:13.00 Taxes:610.50

20050602-0062401

STATE OF CALIFORNIA
COUNTY OF ORANGE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: Feb 28 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESQUIRE, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIKAS SINGH	Bank of Nashville	**117-3-D-234CO**
(NAME)	(NAME)	
234 HILLSBORO PLACE #234	401 CHURCH STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	NASHVILLE, TN 37219	
(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, **THIEU GIA PHAM AND WIFE, HANH TU BUI PHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIKAS SINGH, a single person**, 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 UNIT NO. 234 OF HILLSBORO STATION CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6740 AT PAGE 37, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 6250, PAGE 751-753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREB Y MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THIEU GIA PHAM AND WIFE, HANH TU BUI PHAM BY DEED FROM BETH M. HALTEMAN, NOW KNOWN AS BETH M. HALTEMAN-HARWELL OF RECORD IN BOOK 8916, PAGE 621 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☒

This is improved ☐ property, known as **234 HILLSBORO PLACE #234, NASHVILLE, TN 37215**

(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 **27th day of May, 2005.**

THIEU GIA PHAM

HANH TU BUI PHAM

STATE OF California

COUNTY OF Orange

Before me, the undersigned, of State and County aforesaid, personally appeared **THIEU GIA PHAM AND WIFE, HANH TU BUI PHAM** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at Mission Viejo, California this 27th day of May, 2005.

Commission expires: Feb 28 2007

Brian Ian Howe

Notary Public

BRIAN IAN HOWIE
Commission # 1402734
Notary Public - California
Orange County
My Comm. Expires Feb 28, 2007