File No. 250800517

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/05 12:25 2 pgs
Fees:13.00 Taxes:584.60
20050901-0105036

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2005

Notary Public

MY COMMISSION EXPIRES: ~~August 30, 2005~~

(AFFIX SEAL)

VANESSA A. CAPPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Boatman	David E. Boatman	Map 090, Group 150, Parcel 11.700
(NAME) 540 Starliner Drive	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Bansa Vetvongand Nha Uyen Thi Tran, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Boatman, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1016, on the Plan of Charlotte Park, Section 13, as shown by plat of record in Plat Book 2900, Page 142, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Said Lot No. 1016 fronts 75.6 feet on the northerly side of Starliner Drive and extends back between lines 158.9 feet on the easterly line and 160.8 feet on the westerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Bansa Vetvong and Nha Uyen Thi Tran, by Deed from Thanh Van Nguyen and wife, Sen Thi Le Nguyen, dated May 20, 1998, filed for record on May 26, 1998, in Deed Book 10945, Page 566, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 540 Starliner Drive, Nashville, TN 37209
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 August 30, 2005.

Bansa Vetvong

Nha Uyen Thi Tran

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bansa Vetvongand Nha Uyen Thi Tran, with whom I am personally acquainted, or 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 Brentwood, Tennessee, this 30th August, 2005.

My Commission Expires: 3-25-06

Notary Public

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

File Number: [redacted]0517

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