WARRANTY DEED

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/26/09

(AFFIX SEAL)

KAREN RUSSELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamal J. Spencer	New owner	Map 173-10
(NAME)	(NAME)	
544 Cedarmont Drive		Parcel 128
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **TAM M. PHAM AND WIFE, KHANH M. PHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMAL J. SPENCER,** 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 Davison County, Tennessee, being Lot No. 5 on the Plan of Monte Carlo Subdivision, Section 2B, of record in Plat Book 5050, page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tam M. Pham and wife, Khanh M. Pham, by deed from John Livingston of record in Book 9876, page 499, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and paid by the grantor(s); (b) all matters appearing on the plan of record in Book 5050, page 99, said Register's Office; and (c) restrictive covenants of record in Book 5196, page 649, said Register's Office.

Khanh M. Pham is the same person as Khanh M. Do-Pham. Kevin D. Montgomery is executing this deed on behalf of Tam M. Pham and Khanh M. Pham pursuant to Power of Attorney of record in Instrument #20060109 - 0003256, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 544 Cedarmont 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.

Davidson County DEEDWARR
Recvd: 01/09/06 15:59 2 pgs
Fees:13.00 Taxes:496.17
20060109-0003257

Witness our hands this 4th day of January, 2006.

Tam M. Pham By Kevin D. Montgomery, Attorney in Fact
Attorney in Fact

Khanh M. Pham By Kevin D. Montgomery, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2006, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Tam M. Pham and Khanh M. Pham and acknowledged that he executed the same as the free act and deed of Tam M. Pham and Khanh M. Pham.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2006.

Commission expires:

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

Notary Public