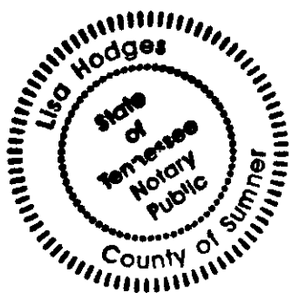
Davidson County DEEDWARR
Recvd: 05/02/06 10:05 2 pgs
Fees:13.00 Taxes:636.40
20060502-0050213

File No. 260400499

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N Mt Juliet Road, Ste 100, Mt Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edell Yates Jr.	SunTrust Mortgage, Inc	Map 163-02-0 Parcel 087.00
(NAME)	(NAME)	
4509 Highland Ridge Drive	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irvine, CA 96216-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Huy Troung and Susan M. Troung, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edell Yates and wife, Erika C. Yates,** 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 Lot No. 134, HICKORY HIGHLAND PLACE, Section 2, Phase 2, as shown by plat of record in Instrument No. 20010608-0060706, 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.

Being the same property conveyed to Huy Troung and Susan M. Troung by deed from Evan L. Harn, of record in Instrument No. 200505030049198, filed for record on 5/3/2005 in the Register's Office for said County.

Being the same property conveyed to Evan L. Harn by deed from Jerry Butler Builders, LLC of record in Instrument No. 200203120030888, filed for record on 3/12/2002 in the Register's Office for said County.

This property is subject to the following: Restrictive Covenants of Record in Deed Book 10421, page 239, Deed Book 11103, page 990, Deed Book 11306, page 572, Deed Book 11667, page 310, Instrument No. 19991223-0306511 and in Instrument No. 20000201-0010122, said Register's Office; Subject to any and all matters as set forth per Instrument No. 200106080060706, Register's Office of said County.

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 4509 Highland Ridge 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 GRANTEE(S), their 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), 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 26th day of April, 2006.

Huy Troung

Susan M. Troung

STATE OF TENNESSEE

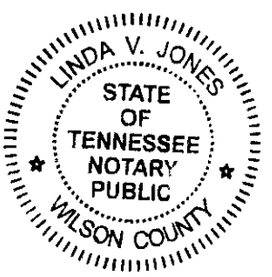
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Huy Troung and Susan M. Troung, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of April, 2006.

Commission expires:
6-22-09

Linda V Jones Notary Public



(seal)

File Number: 260400499

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075