WARRANTY DEED 8926

NOTARY PUBLIC AT LARGE

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$287,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF JUNE, 2006.**

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/13/06 08:50 2 pgs
Fees:13.00 Taxes:1061.90
20060613-0069949

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hai Truong	**American Internet Mortgage, Inc.**	**180-04-0-A 036.00CO**
(NAME)	(NAME)	
2013 Sherbrooke Lane	**4241 Jutland Drive, Suite 305**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Diego, CA 92117**	
(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, **Mark Nichols and wife, Rachel Nichols**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hai Truong and wife, Tam Phan**, 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 **Davidson** County, Tennessee, being Lot No. **160** as shown on the plat of Section One, **Highland Creek**, of record in Book **9700**, Page **959**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Mark Nichols and wife, Rachel Nichols** by deed of record in Instrument 20041230-0154490, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2013 Sherbrooke Lane, Nashville, TN 37211**
(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 **6th day of June, 2006**.

Mark Nichols

Rachel Nichols

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Mark Nichols and~~ Rachel Nichols the bargainor(s), 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 Antioch, Tennessee, this 6th day of June, 2006.

Commission expires: ~~11/24/07~~ 9/22/07

Notary Public

NOTARY PUBLIC AT LARGE

State of Tennessee

County of Davidson

On this 6th day of June, 2006, before me personally appeared Rachel Nichols, the person who executed the foregoing instrument on behalf of Mark Nichols, and acknowledged that she executed the same as the free act and deed of the said Mark Nichols, granted her, by the said ~~Rachel Nichols~~ Mark Nichols.

Commission Expires: 9/22/07

Notary Public

NOTARY PUBLIC AT LARGE