WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

File Number: 60212

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires June 8, 2010

Affiant Elizabeth Young

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2006.

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Same as New Owner	164-1-A-38.00 CO
Jennie Y. Tran		
(NAME)	(NAME)	
4217 Sandstone Drive		
(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, Sean C. Landry, and wife Arika N. Landry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennie Y. Tran, 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:

Davidson County DEEDWARR
Recvd: 10/30/06 13:39 3 pgs
Fees:18.00 Taxes:666.00

20061030-0134331

Land in Davidson County, Tennessee, being Lot No. 38 of Village One Summerfield of record in Instrument No. 20000211-0014170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sean C. Landry, and wife Arika N. Landry by deed from K B R G of Nashville, LLC, dated February 28, 2002, of record in Instrument # 20020304-0026993,, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 4217 Sandstone 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.

Witness our hands this 21st day of September, 2006.

Sean C. Landry

Arika N. Landry

STATE OF TEXAS

COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean C. Landry and Arika N. Landry, the bargainor(s), 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 and official seal at Nashville, Tennessee this 21st day of September, 2006.

Commission expires: August 5, 2009

Rajeev S Mukhi
Notary Public

