WARRANTY DEED

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,150.00

Connie L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: 9-13-08
(AFFIX SEAL)

PLEASE RETURN TO:
SUPERIOR TITLE CO. INC.
110 CUDE LANE
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lazaro Ortega	America's Wholesale Lender	10705016400
(NAME)	(NAME)	
1926 Karen Drive	750 Old Hickory Blvd., #180	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 1017019

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, **Chung Van Tran and wife, Suu Thi Le**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lazaro Ortega, unmarried,** 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. 162 on the Plan of Bel Air, Section II, as of record in Book 2900, pages 29-32, both inclusive, Register's Office for said County. Said Lot fronts 65 feet on the north side of Karen Drive, and runs back 144.6 feet on the west line and 138 feet on the east line to a dead line in the rear on which it measures 65 feet.

Property commonly known as 1926 Karen Drive, Nashville, TN 37217

BEING all of the same property conveyed to Chung Van Tran and wife, Suu Thi Le by Warranty Deed from Bruce D. Nimmo, executed July 1, 1996 and filed of record in Book 10113, Page 17, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1926 Karen Drive, Nashville, TN 37217-1341
(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 29th day of January, 2007.

Chung Van Tran

Suu Thi Le

Davidson County DEEDWARR
Recvd: 01/30/07 10:44 2 pgs
Fees:13.00 Taxes:400.16

20070130-0012211

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chung Van Tran and Suu Thi Le, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 29th day of January, 2007.

Commission expires: 9-13-08

Ernestine Noell

Notary Public

