WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 09:20 2 pgs
Fees:13.00 Taxes:296.00
20070621-0074035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Phan	Justin Phan	058-00-0-002.00
(NAME)	(NAME)	
108 N. Haven Ct.	108 N. Haven Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Ada Hayes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Phan and Tan V. Pham and Justin 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:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson county, Tennessee, described according to a survey made March 29, 1938 by John Wilkes, Civil Engineer as follows:

Beginning at a point on the northerly margin of the New Highway, called the Tza Hyde Road, the southwest corner of the Old Woods Tract; and running thence northerly 1038 feet; thence south 18 ¾ deg west 975 feet to the northerly margin of said New Highway, and thence south 72 ¼ east, with the northerly margin of said Highway 330 feet to the beginning containing 4 acres, more or less.

Being the same property conveyed to DAVID HAYES, SR. AND WIFE ADA HAYES, by deed from JOHNNIE LEVI BAUCOM AND WIFE, HATTIE LEE BAUCOM, of record Book 3825, page 100, dated October 20, 1964, said Register's Office. The said David Hayes, Sr. having since died.

unimproved ☐

This is improved ☒ property, known as 4360 Sulphur Creek Road, Nashville, TN 37218

(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 hand this 18th day of June 2007.

Ada Hayes by Evelyn Laster POA

Ada Hayes by Evelyn Laster as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of June 2007, before me personally appeared Evelyn Laster to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ada Hayes and who acknowledged that he executed same as the free act and deed of said Ada Hayes by virtue of that Power of Attorney, duly executed by the said Ada Hayes and appearing of record Book 10687, page 415, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June 2007.

Commission expires: 03-21-09

Notary Public

