Return To P
This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070316

Davidson County DEEDWARR
Recvd: 06/21/07 13:58 2 pgs
Fees:13.00 Taxes:836.20
20070621-0074335

Send Tax Bills To:
NEW OWNER

New Owner is:
Tammy Mallory
6917 Scarlet Ridge Dr..
Brentwood, TN 37027

MAP & PARCEL: 181-10-0A-150.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hang Vuong Thi Ho** TP **and Tri Van Phan** TRi, wife and husband, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tammy Mallory, an unmarried woman** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6917 Scarlet Ridge Dr.., Brentwood, TN 37027**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 404 on the Final Plat, Phase Four, Autumn Oaks Subdivision as shown on the plat of record in Instrument # 20020523-0062993 and Surveyor's Correction of record in Instrument # 20030110-0004644, Register's Office for Davidson County, Tennessee, to which reference is hreby made for a more complete description.

Being the same property conveyed to Hang Vuong Thi Ho and Tri Van Phan, wife and husband, by Warranty Deed from Henry R. Milner, a married man, dated January 27, 2006, recorded October 25, 2006, in Instrument # 20061025-0132174, Register's Office for Davidson County, Tennessee. Previously recorded incorrectly in Williamson County in book 3818, Pge 685. Chain of Title in Instrument # 20031003-0146481.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

HH TP
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of June, 2007.

GRANTOR(S):

HANG VUONG THI HO

~~THI~~ TRI **VAN PHAN**

TP

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hang Vuong Thi Ho and ~~Thi~~ Tri Van Phan**, wife and husaband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of June, 2007.

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$226,000.00**.

AFFIANT

SWORN TO and subscribed before me this 18th day of June, 2007.

NOTARY PUBLIC
My commission expires: 07-25-09