WARRANTY DEED

SIDWELL & BARRETT, P C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Kristina Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2007.

Shirley A. Beesley
Notary Public

MY COMMISSION EXPIRES: 4/20/2008
(AFFIX SEAL)

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/24/07 10:14 2 pgs
Fees:13.00 Taxes:732.60
20070924-0113554

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-5515

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thuy Thanh Duong	New Owner	162-16-0-D-053.00 CO
(NAME)	(NAME)	
504 Erna Court		
(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, Joseph H. Sircy and Carol A. Sircy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thuy Thanh Duong, married, Hanh Thi Nguyen, married, and Khoi Kim Nguyen and wife, Dung Thi Nguyen, 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. 7 on the Plan of Section Three, Honey Brook Subdivision, a residential planned unit development, of record in Plat Book 7900, pages379 and 380, as amended in Book 8729, page 444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph H. Sircy and Carol A. Sircy, husband and wife, by deed dated September 26, 2000, from Kenneth Byron Harmon, Sr. and Barbara Jean Harmon, husband and wife, of record in Instrument No. 20000929-0096438, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 504 Erna Court, 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 20th day of September, 2007.

Joseph H. Sircy

Carol A. Sircy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph H. Sircy and Carol A. Sircy, the bargainors, 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 Brentwood, Tennessee this 20th day of September, 2007.

Commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027