WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co., Inc.
#27618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~February 24, 2012~~ 11-14-09 (AFFIX SEAL)

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Hiep B. Tran	Hiep B. Tran	108-04-0-A/113.00 CO
(NAME)	(NAME)	
1188 Fitzpatrick Road	1188 Fitzpatrick Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Crissonya A. Burns and husband, James G. Phillips, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hiep B. Tran and wife, Yen T. Truong**, 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:

Being Lot No. 60 on the Plan of the Villages of Larchwood, Phase II, Section IV-A, as shown by plat of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Crissonya A. Burns and James G. Phillips, Sr. by Warranty Deed from George Steven Acklin and Telisha Acklin dated April 29th, 2005 and filed for record on May 4th, 2005 as Instrument No. 20050504-0050203, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Instrument No. 20000928-0096098, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee. Subject to Aarticles of incorporation and Declaration of Restrictive Covenants for the Villages of Larchwood Phase Two section 1 & 2 of record in Book 10715, page 162, Register's Office for Davidson County, Tennessee.

The 2008 Taxes have been prorated and assumed by the Grantees.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 1188 Fitzpatrick Road, Nashville, TN 37214

(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 12th day of May, 2008.

Crissonya A. Burns

Crissonya A. Burns

James G. Phillips, Sr.

Davidson County DEEDWARR
Recvd: 05/15/08 14:46 2 pgs
Fees:13.00 Taxes:621.60

20080515-0050200

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Crissonya A. Burns and James G. Phillips, Sr. 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 12th day of May, 2008.

Commission expires: ~~February 21, 2012~~ 3-10-12

Notary Public

Jonathan Jacobs

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON TENN.