File No. 20080143

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2008.

_____
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pinh Trieu	SunTrust Mortgage, Inc.	114080C14600CO
(NAME)	(NAME)	
7277 Charlotte Pike Unit 313	401 Commerce St., Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Benjamin F. Hartzberg and wife, Elizabeth A. Hartzberg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pinh Trieu and wife, Hong N. Trieu, 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 Unit 142 of West Park, Phase 3, of record in Instrument No. 20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners' Association of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park of record in Instrument No. 20041221-0151636 and as amended by Second Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin F. Hartzberg, husband and wife, Elizabeth A. Hartzberg by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 31, 2007 and recorded on February 2, 2007 as Instrument Number 20070202-0014049, Register's Office, Davidson County, Tennessee.

Subject to Easements of record in Book 6301, page 684, as Instrument Number 20030530-00073233, as Instrument Number 20041112-0136248, Instrument Number 20030530-0073233 and Instrument Number 20051123-0141922, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 200403040024541, Instrument Number 20041221015163 6 and Instrument Number 200602020013378, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7277 Charlotte Pike Unit 313, Nashville, TN 37209

(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.

Davidson County DEEDWARR
Recvd: 06/17/08 11:39 2 pg:
Fees:13.00 Taxes:825.10

20080617-0062311

File No. 20080143
Witness our hands this 16th day of June, 2008.

Benjamin F. Hartzberg

Elizabeth A. Hartzberg

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 Benjamin F. Hartzberg and wife, Elizabeth A. Hartzberg, 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 this 16th day of June, 2008.

Commission expires:

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Notary Public