SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/08 14:03 2 pgs
Fees:13.00 Taxes:271.95
20080710-0071061

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

X Bao Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William T. Hill, Attorney at Law, 201 Fourth Avenue North, Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bao Nguyen	Same	148-03-0 141.00
(NAME)	(NAME)	
6043 Charlotte Pk		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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,

Homesales, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bao Nguyen, Tan Pham, and Jack Phan , tenants in common,

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. 1039 on the Plan of Cherokee Hills, Section 10, of record in Plat Book 4660, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Map/Parcel : 148-03-0141.00

BEING the same property conveyed to Homesales, Inc. by Substitute Trustee's Deed recorded on 11/27/07 in Instrument No. 20071127-0137546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 520 Spann Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 30th day of June, 2008.

Homesales, Inc.

By:

FIS Asset Management Solutions, Inc., Attorney in Fact

Pamela J. Crocker, Vice President

STATE OF COLORADO
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Pamela J. Crocker, Vice President, of FIS Asset Management Solutions, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an authorized signatory for FIS Asset Management Solutions whose name is subscribed as attorney in fact for Household Financial Center, Inc., and who acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2008.

Commission expires: 1/23/2012

Odeta Kapatayes
Notary Public

ODETA KAPATAYES
Notary Public
State of Colorado