File No. 280701206

**WARRANTY DEED**

Return To:

**Ellte Title Company**
109 West Park Drive
Suite 350
Brentwood, TN 37027

# 60803S0

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/19/08 12:39 2 pgs
Fees:13.00 Taxes:1058.20

20080819-0085214

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Khanh V. Tran | XXXXXXX Elite Home Loans | 172-14-0A-152.00CO |
| (NAME) 1704 Hickory Bark | (NAME) 109 Westpark Drive, Ste. 260 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Cynthia M. Counter and husband, James D. Counter, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Khanh V. Tran and Thuy Thy Tran* hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*husband and wife,

Land lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. and 81 on the Final Plat of Section Three of Wexford Downs of record as Instrument Number 200000810-00079246 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia M. Counter and husband James D. Counter by warranty deed from Beazer Homes Corp., dba Phillips Builders, of record in Instrument No. 20040908-0108365 Register's Office for Davidson County, Tennessee, dated August 27, 2004 and corrected in scrivener's affidavit of record in Instrument No. 20080610-0059686, said Register's Office dated May 6, 2008.

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat of record in Instrument No. 2000081000792246, Register's Office of said County.

Sewer Easement to Metro Government of Nashville of record in Book 11201, Page 766 and Book 11444, Page 177, Register's Office for Davidson County, Tennessee.

Water Easement to Metro Government of Nashville of record in Book 11444, page 149, said Register's Office.

Wexford Downs Restrictions of record in Book 10292, page 51 and Instrument No. 200008100079498, said Register's Office.

HOA Charter of record in Book 10500, page 444, said Register's Office.

Quitclaim to HOA for Open Space of record in Instrument No. 200403110028010, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1704 Hickory Bark, Nashville, TN 37211
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 15th day of August, 2008.

Cynthia M. Counter

James D. Counter 8-15-08

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cynthia M. Counter and husband, James D. Counter, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/15/2008.

Witness my hand at office this 15th day of August, 2008.

Commission expires:

Notary Public

**File Number: 280701206**

**RETURN TO:**
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2009