File No. 290500365

WARRANTY DEED

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$156,420.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090035741 DEEDWARR
Recvd: 06/01/09 10:11 2 pgs
Fees:13.00 Taxes:578.75
20090601-0049852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wes Brantley Hebner		062020A30500CO
(NAME) 3297 Cain Harbor Drive	(NAME) W o Bradley Mortgage Capital Corp.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) 10975 S. Sterling View Dr. Ste. 100 South Jordan, Utah 84095	
(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, **Cang T. Tran and wife, Nhu Nguyen**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wes Brantley Hebner and wife, Silvia Dahlah Hebner**, 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:

LAND in Davidson County, Tennessee, being Lot No. 270 on the Plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 20010605-0058138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to CANG T. TRAN AND WIFE, NHU NGUYEN by Warranty Deed from CAPITOL HOMES INC of record in Instrument No. 20020501-0053622 on 04/30/2002 and filed for record on 05/01/2002, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Instrument No. 20010605-0058138, Register's Office for DAVIDSON County, Tennessee; (3) Restrictions of record in Book 6851, Page 370, Book 6982, Page 747, Instrument No. 20011126-0128569, Register's Office for DAVIDSON County, Tennessee; (4) TVA Easement of record in Book 1163, Page 341, Register's Office for DAVIDSON County, Tennessee; (5) TVA Easement of record in Book 3959, Page 595, Register's Office for DAVIDSON County, Tennessee; (6) Flowage Easement of record in Book 2202, Page 83, Register's Office for DAVIDSON County, Tennessee; (7) Grant and Indemnity Agreement Easement of record in Book 7030, Page 798, Register's Office for DAVIDSON County, Tennessee; (8) By-Laws of record in Book 6851, Page 390, Register's Office for DAVIDSON County, Tennessee; (9) Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for Davidson County, Tennessee.

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 3297 Cain Harbor Drive, 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 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 28th day of May, 2009.

Cang T. Tran

Nhu Nguyen

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 Cang T. Tran and wife, Nhu Nguyen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of May, 2009.

Commission expires: 1/11/11

Notary Public

File Number: 290500365

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

