03

Return to:

BILL GARRETT, Davidson County
Trans:T20090040800 DEEDWARR
Recvd: 06/18/09 13:51 2 pgs
Fees:13.00 Taxes:943.50
20090618-0056891

#734

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO	[MAP-PARCEL NO.]
Wellington Pham and wife, Michiyo Koyama	SUNTRUST MORTGAGE, INC.	Map- 172-01-A-
213 Trotwood	401 COMMERCE ST., #6100	Parcel- 107.00-CO
Brentwood, TN 37027	NASHVILLE, TN 37219	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kathy Hause Forrester, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Wellington Pham and wife, Michiyo Koyama,**(The "Grantees"), their heirs and assigns certain tract or parcels of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Copperfield Revised of record in Plat Book 6900, pages 555-559,* said Register's Office, to which reference is hereby made for a more complete and accurate description thereof. *amending Book 6900, Pages 145-149

Being the same property conveyed to Kathy Hause Forrester by warranty deed dated June 16, 2003 from Anthony W. Sharber, Co-Successor Trustee, and David H. Sharbert, Co-Successor Trustee of the Revocable Sharber Living Trust dated August 20, 1999 of record in Instrument No. 20030618-0084062, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Restrictions, Charter and By-Laws of record in Book 6729, page 296, Book 6783, page 973, Book 7071, page 482, Book 7208, page 889, said Register's Office.**
3. **Easement of record in Book 2437, page 8, Book 2438, page 376, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 6900, pages 145-149 and in Plat Book 6900, pages 555-55925, said Register's Office.**

This is improved property commonly known as: 213 Trotwood, Brentwood, TN 37027.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me this 15 day of June, 2009.

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15 day of June, 2009.

Kathy Hause Forrester

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Hause Forrester**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15 day of June, 2009.

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011