Return To

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6090314

BILL GARRETT, Davidson County
Trans:T20090046693 DEEDWARR
Recvd: 07/13/09 09:51 3 pgs
Fees:18.00 Taxes:1258.00
20090713-0064944

Send Tax Bills To:
Bank Of America
3011 Armory Drive, Ste. 120
Nashville, TN 37204

New Owner is:
Joseph A. Bacalan
5813 Petersburg Lane
Brentwood, TN 37027

MAP: 171-08-0C

PARCEL: 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ngoc Q. Ha and wife, MyHong Ha**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joseph A. Bacalan and wife, Michele E. Bacalan**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Williamsburg at Brentwood, of record in Book 9700, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ngoc Q. Ha and wife, MyHong Ha by Warranty Deed from Barry Lee Ivy and wife, Rebecca W. Ivy, dated 9-15-04 and recorded 9-23-04 in Instrument Number 20040923-0115095, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is **improved** property known as: 5813 Petersburg Lane, Brentwood, TN 37027

NQH by RCL, AIF
Sellers Initials
MH by RCL, AIF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2009.

GRANTOR:

Robert C. Layman III
NGOC Q HA by ROBERT C. LAYMAN III
his Attorney-in-Fact

NGOC Q. HA by ROBERT C. LAYMAN III,

HIS ATTORNEY-IN-FACT

Robert C. Layman III
MYHONG HA by ROBERT C. LAYMAN III
her attorney-in-fact

MYHONG HA by ROBERT C. LAYMAN III,

HER ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **ROBERT C. LAYMAN III** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **NGOC Q. HA,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30 day of June, 2009.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **ROBERT C. LAYMAN III** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **MYHONG HA,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30 day of June, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of June, 2009.

NOTARY PUBLIC
My commission expires: _____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010