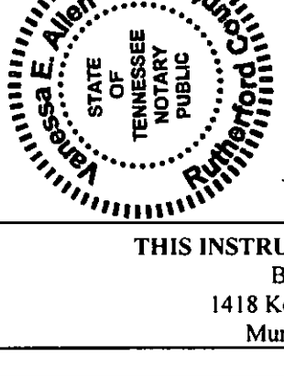
WARRANTY DEED

File #11042401



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Sarmiento and Maria Leon	SAME	61-7-150.00
(NAME) 3118 West Carmen Ave.	(NAME) 3118 West Carmen Ave	
(ADDRESS) Apt. 2	(ADDRESS) Apt 2	
Chicago IL 60625	Chicago, Ill 60625	
(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, I/WE, **Thang V. Pham and wife, Tran H. Pham,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Sarmiento and Maria Leon, Husband and wife,** 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. 2 and part of Lot 3 of Block "C", on the plan of Broadmoor, as the same appears of record in Plat Book 547, Page 161 and 162, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Thang V. Pham and wife, Tran H. Pham, by deed from Greentree Financial Servicing Corporation, dated 12/10/98, of record in Book 11260, Page 603 and re-recorded in Book 11292, Page 298, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 547, Page 161 and 162, said Register's Office.; Easement for Sewer as of record in Book 4921, Page 571, said Register's Office.; Joint Driveway Easement and Maintenance Agreement as of record in Book 11300, Page 273, said Register's Office.; Agreement for Dedication of Easement for storm sewers and/or sanitary sewers as of record in Book 5709, Page 813, said Register's Office.; Agreement for Dedication of Easement for sanitary sewers and/or storm drainage as of record in Book 4144, Page 738, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **817 Maplewood Place, Nashville,TN,37216**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County,
Trans:T20110029600 DEEDWARR
Recvd: 05/18/11 13:50 2 pgs
Fees:13.00 Taxes:314.50
20110518-0038114

Witness our hands this 16th day of April, 2011.

Thang V. Pham

Tran H. Pham

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Thang V. Pham and Tran H. Pham , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of April, 2011.

Commission expires:

8/12/14

Vanessa E. Allen
Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130