WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

14011027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pham Van Lam	U S Bank National Association	
(NAME)	(NAME)	
1253 W Running Brook Rd.	33180 Rider Trail South	114070B09700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110150

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, **we, Michael Bechard and Stephanie Dalton-Bechard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pham Van Lam and wife, Thom Nguyen and Thuy An Thi Nguyen**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 85 on the Plan of Section Four, Westchase, as shown on plat of record in Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Michael Bechard and wife, Stephanie Dalton-Bechard by Warranty Deed from James A. Koepke and wife, Ann Koepke, dated December 1, 2006 and filed of record in Instrument 20061206-0150952, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Westchase and the By-Laws appended thereto, of record in Instrument 20021126-0146387, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1253 W Running Brook Rd., Nashville, TN 37209

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110032020 DEEDWARR
Recvd: 05/31/11 10:40 2 pgs
Fees:13.00 Taxes:769.60
20110531-0041153

Witness our hands this 23rd day of May, 2011.

Michael Bechard
Michael Bechard

Stephanie Dalton-Bechard
Stephanie Dalton-Bechard

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Bechard the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official at Cordova, Tennessee, this 23rd day of May, 2011.

DAVID M. HELMIC II
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

D M II
7-27-11
Notary Public

My Commission expires:
7-27-11

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 Stephanie Dalton-Bechard the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official at Nashville, Tennessee, this 24th day of May, 2011.

Melissa D. Rogers
Notary Public

My Commission Expires: 4/23/2012

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY