File No. 110759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

BILL GARRETT, Davidson County
Trans:T20110062874 DEEDWARR
Recvd: 10/07/11 15:58 2 pgs
Fees:13.00 Taxes:1387.50
20111007-0078354

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chieu Tran	Same as new owner	130 08 0E 012.00
(NAME)	(NAME)	
100 Wellington Park Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Joyce F. Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chieu Tran and Thuy Dao, 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. 12 on the plan of Wellington Park, as of record in Book 6200, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mickey L. Martin and wife, Joyce F. Martin by deed from PHP, Inc., a Tennessee corporation, dated August 28, 1989 and recorded on August 28, 1989 in Book 7924, page 817, Register's Office, Davidson County, Tennessee. Further conveyed to Joyce F. Martin by quitclaim deed from Mickey L. Martin dated September 19, 1994 and recorded on September 20, 1994 in Book 9470, page 467, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6691, page 695, said Register's Office.

By-Laws of Wellington Park, Inc. of record in Book 6691, page 725, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 100 Wellington Park Court, Nashville, TN 37215

(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.

File No. 110759
Witness my hand this 29th day of September, 2011.

Joyce F. Martin

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 Joyce F. Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2011.

Commission expires:

7-3-2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public