WARRANTY DEED

File #11082559

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zoraida Aurora Palma	US Bank Home Mtg.	149-6-102
(NAME)	(NAME)	
2540 Treetop Drive	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro KY 42301	
(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, **Long Van La, Unmarried and Leung Quoc La, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zoraida Palma, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Oakwood Subdivision, Phase Five, of record in Plat Book 7900, page 400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Long Van La and wife, Thuy Thi Lapham and Leung Quoc La by Warranty Deed dated September 29, 1995 from Centex Real Estate Corporation, of record in Book 9815, page 711, Register's Office for Davidson County, Tennessee. **The said Thuy Thi Lapham having since died on October 21, 2003.**

This conveyance is subject to: Any and all matters as set forth on Plan of record in Plat Book 7900, Page ; Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Oakwood of record in Book 7981, page 478, as amended in Book 8038, page 838, and corrected in Book 8313, page 17 and further corrected in Book 9237, Page 1, and further amended in Book 9781, Page 987 and Book 10650, Page 785; By-laws of record in Book 7981, Page 519; Charter of Oakwood Homeowners Association of record in Book 7954, Page 508 and Book 7981, Page 474, as corrected in Book 8013, Page 624; Deeds of Conveyance to Metro of record in Book 9190, Pages 440 and 444, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: Rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **2540 Treetop Drive, Antioch,TN,37013**

(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:T20110076125 DEEDWARR
Recvd: 12/02/11 10:53 2 pgs
Fees:13.00 Taxes:466.94
20111202-0094025

Witness our hands this 29th day of November, 2011.

Leung Quoc La

Long Van La

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Leung Quoc La and Long Van La , 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 18th day of November, 2011.

Commission expires:

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
06/17/2013

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RETURN RECORDED DOCUMENTS TO:

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