WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120057078 DEEDWARR
Recvd: 08/02/12 12:25 2 pgs
Fees:13.00 Taxes:1061.90
20120802-0068528

TAHIRA J. PYSARA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Hoang	Van Huong	14215011400
(NAME)	(NAME)	
211 Bellevue Road	211 Bellevue Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, WE, Milton G. Bartley and wife, Sara Bartley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Hoang, 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. 1, on the Final Plat, Re-subdivision of Lot Two Hulan Heights and Re-subdivision of Lot 2 of the Re-subdivision of Lot One, Westside Cumberland Presbyterian Subdivision, of record in Instrument Number 20051027-0130029, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete legal description.

Being the same property conveyed to Milton G. Bartley and wife, Sara Bartley, by Warranty Deed of record in Instrument Number 20070813-0096372, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the on the plan of record in Instrument Number 20051027-0130029, said Register's Office, Easement to Harpeth Valley Utility District of record in Instrument Number 20050210-0015695, and Instrument 20070514-0057418; Instrument 20050210-0015694, and Instrument 20070514-0057417, said Register's Office; Utility and Drainage Easement of record in Instrument Number 20040808-0092213, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 211 Bellevue Road, Nashville, TN 37221

(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.

Witness our hands this 31st day of July, 2012.

Milton Bartley

Sarah Bartley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton G. Bartley and wife, Sara Bartley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of July, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka

Notary Public