RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.0719120001

WARRANTY DEED

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 2012

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toan N Vo	New Penn Financial, LLC	102-07-0-050.00
(NAME)	(NAME)	
6645 Beacon Ln	4000 Chemical Rd, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37029	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Oanh Van Tran and Trang Le, Husband and wife** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Toan N Vo**, married hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

See exhibit A attached

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6645 Beacon Lane, Nashville, TN 37029
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120061982 DEEDWARR
Recvd: 08/20/12 12:34 3 pgs
Fees:18.00 Taxes:455.47

20120820-0074504

Witness my/our hands this 10 day of August, 2012.

Oanh Van Tran

Trang Le

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 Oanh Van Tran and Trang Le, the bargainor(s), 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 this 10 day of August, 2012.

Commission expires: June 21, 2016

Notary Public

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 92, as shown on the map entitled Charlotte Park, Section 26, of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oanh Van Tran and Trang Le, Husband and wife by deed from Barbara Lehman, as to a ½ interest, Beth Fagerland Schultz, as to 1/8 interest, Robert Fagerland, as to a 1/8 interest, Jeffrey Fagerland, as to a 1/8 interest and Jill Fagerland, as to a 1/8 interest, as Legatees and Devisees under the Will of Doris Virginia Graybille, of record in Instrument No. 20101221-0101492and corrected by Scrivener's Affidavit of record as Instrument No. 20120523-0044588, dated December 17, 2010, Register's Office for Davidson County, Tennessee.