BILL GARRETT, Davidson County
Trans:T20130074911 DEEDWARR
Recvd: 08/29/13 12:03 2 pgs
Fees:13.00 Taxes:543.90
20130829-0091330

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 13267

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 ($147,000.00) DOLLARS, cash in hand paid by OANH VAN TRAN, and wife, TRANG LE, receipt of which is hereby acknowledged, I, JO CAROLYN LATHROPE, married and HELEN FAYE TURNER, married, have bargained and sold, and by these presents do transfer and convey unto the said OANH VAN TRAN and wife, TRANG LE, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of Charlotte Park, formerly "Beacon Square, Section 2", of record in Book 3700, Pae 91, Register's Office for said County.

Said Lot No. 47, which is a corner lot, fronts 90.87 feet on the northwesterly margin of Beacon Lane and fronts 83.0 feet on the northeasterly margin of Upton Lane, said frontage being joined by a curve having a length of 39.27 feet and extends back 108.0 feet on the northeasterly line and 115.87 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Jad A. Duncan, Trustee by Quitclaim Deed from Vernon Griffin-Harvey, married woman and Newel Harvey, married man, dated October 23 ,2009 and further conveyed to Jo Carolyn Lathrope, married and Helen Faye Turner, married, dated October 23, 2009 and of record at Instrument No. 20091124-0108099, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Upton Lane and Beacon Lane.

This conveyance is subject to all matters as shown on plat of record in Book 3700, Page 91, in the Register's Office of Dickson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4062, Page 290, in the Register's Office of Dickson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said OANH VAN TRAN and wife, TRANG LE, their heirs and assigns, forever. And I do covenant with the said OANH VAN TRAN and wife, TRANG LE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said OANH VAN TRAN and wife, TRANG LE, their heirs and assigns, against the lawful claims of all persons whomsoever.

KEVIN LATHROPE, spouse of JO CAROLYN LATHROPE, joins in this conveyance for the purpose of conveying all of right, title and interest he might have in and to the above described property.

GLEN D. TURNER, spouse of HELEN TURNER, joins in this conveyance for the purpose of conveying all of right, title and interest he might have in and to the above described property.

**WITNESS MY HAND,** on this 27th day of August, 2013.

JO CAROLYN LATHROPE

HELEN TURNER

KEVIN LATHROPE

GLEN D. TURNER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JO CAROLYN LATHROPE and husband, KEVIN LATHROPE and HELEN FAYE TURNER and husband, GLEN D. TURNER,, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 27th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $147,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 27th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

**********

Tax Map 10207009200

ADDRESS OF NEW OWNERS:
Mr. Oanh Van Tran
6685 Upton Lane
Nashville, TN 37209

SEND TAX BILLS TO:
Nola Lending Group, LLC
830 W. Causeway Approach
Mandeville, LA 70471