WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

N McKenney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

13002162

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. James	William L. James	
(NAME)	(NAME)	052 05 0 111.01
1105 Fernbank Avenue	1105 Fernbank Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Ha Thi Chi and Conge Van Le, wife and husband** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. James** 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 part of Lot No. 17 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated June 28, 1963, as follows:

Beginning at an iron pin at the southeasterly margin of Fernbank Avenue, said point being North 36° 53' East 516 feet from the north margin of Palestine Avenue; thence with the margin of said Fernbank Avenue North 36° 53' East, erroneously referred to in prior deeds as South 36° 53' East, 57 feet to a point; thence North 53° 07' West 25 feet to an iron pin; thence North 36° 53' East 451 feet to an iron pin; thence South 53° 07' East 233.8 feet to a point; thence South 36° 53' West 508 feet to an iron pin; thence North 53° 07' West 208.8 feet to the point of beginning.

Being all of the same property conveyed to Ha Thi Chi by Special Warranty Deed dated December 1, 2011 from Wells Fargo Bank, N.A., of record in Instrument Number 20120103-0000099, Register's Office for Davidson County, Tennessee.

Conge Van Le joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Ha Thi Chi.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1105 Fernbank Avenue, Madison, Tennessee 37115**

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:T20130086589 DEEDWARR
Recvd: 10/07/13 13:04 2 pgs
Fees:13.00 Taxes:125.80
20131007-0105121

Witness our hands this 4th day of October, 2013.

Ha Thi Chi

Conge Van 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 Ha Thi Chi and Conge Van Le the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October, 2013.

Commission expires: 6-18-17



Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167