WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014081 DEEDWARR
Recvd: 02/28/14 10:51 2 pgs
Fees:13.00 Taxes:566.10
20140228-0017302

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

M Catherine Clearwaters
Affiant

Subscribed and sworn to before me, this 21st day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 5/22/17
(AFFIX SEAL)

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chau N. Le	New Owner	090-16-0
(NAME)	(NAME)	(MAP)
487 Annex Avenue		003.0009016000300
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Anne R. Browning, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chau N. Le, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Charlotte Park, Section 5 of record in Plat Book 2663, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela R. Davidson by deed from Lou Ann Wilbanks, an unmarried woman of record in Instrument No. 20070702-0078512. The said Angela R. Davidson, unmarried having since conveyed her interest in said property unto Angela R. Davidson and Lou Ann Wilbanks, as joint tenants with right of survivorship by Quitclaim of record in Instrument No. 20130311-0024070, Register's Office for Davidson County, Tennessee dated 3/8/2013, recorded 3/11/2013; and further

Being the same property conveyed to Anne R. Browning by Deed from Angela R. Davidson and Lou Ann Wilbanks, both unmarried, as joint tenants with right of survivorship of record in Instrument No. 20131203-0122992, Register's Office for Davidson County, Tennessee, dated 12/2/2013 and recorded on 12/3/2013.

487 Annex Avenue, Nashville TN 37209

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 487 Annex Avenue, Nashville, Tennessee 37209

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 my/our hand(s) this 19th day of February, 2014.

Anne R. Browning

Anne R. Browning

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anne R. Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of February, 2014.

Linda I. Ruffin
Notary Public

My Commission Expires:

5/18/16

