Prepared By:
After Recording Return To:
Timios, Inc. / David Kim

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Phone: (877) 884-6467

Davidson County DEEDWARR
Recvd: 03/11/14 10:30 4 pgs
Fees:23.00 Taxes:289.71
20140311-0020285

Send Tax Bills To:
ALAN SCOTT THOMAS
5010 TRANHAM RD
WHITES CREEK, TN 37189-9071

WARRANTY DEED

PARCEL NUMBER: 031-00-0-082.00

THIS INDENTURE, made this 25th day of FEBRUARY, 2014, by and between **BINH PHAN, UNMARRIED,** party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **ALAN SCOTT THOMAS,** a single man, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of SEVENTY EIGHT THOUSAND THREE HUNDRED Dollars ($78,300.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY DAVIDSON, STATE OF TENNESSEE, TO WIT: BEGINNING AT THE SOUTHEASTERLY CORNER IN THE NORTHERLY MARGIN OF TRANHAM ROAD (50 FOOT IN WIDTH). THENCE NORTH 35 DEGREES 04 MINUTES 18 SECONDS WEST 498.88 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 28 SECONDS, A RADIUS OF FEET, A LENGTH OF 65.07 FEET TO AN IRON PIN; THENCE NORTH 48 DEGREES 38 MINUTES 14 SECONDS FEET TO AN IRON PIN; THENCE NORTH 33 DEGREES 49 MINUTES 52 SECONDS EAST 721.80 FEET TO AN IRON PIN; THENCE SOUTH 62 DEGREES 36 MINUTES 44 SECONDS EAST 112.87 FEET TO AN IRON PM; THENCE SOUTH 64 DEGREES 30 MINUTES 35 SECONDS EAST 685.39 FEET TO AN IRON PIN; THENCE NORTH 25 DEGREES 04 MINUTES 57 SECONDS EAST 120.03 FEET TO AN IRON PIN; THENCE NORTH 02 DEGREES 06 MINUTES 53 SECONDS EAST 167.34 FEET TO AN IRON PIN; THENCE NORTH 44 DEGREES 46 MINUTES 08 SECONDS EAST 210.87 FEET TO AN IRON PIN; THENCE SOUTH 27 DEGREES 07 MINUTES 50 SECONDS EAST 299.06 FEET TO AN IRON PIN; THENCE SOUTH 48 DEGREES 34 MINUTES 00 SECONDS WEST 1322.62 FEET TO AN IRON PIN; THENCE SOUTH 20 DEGREES 33 MINUTES 25 SECONDS WEST 208.75 FEET TO AN IRON PIN; THENCE SOUTH 43 DEGREES 24 MINUTES 35 SECONDS EAST 239.25 FEET TO AN IRON PIN; THENCE SOUTH 47 DEGREES 19 MINUTES 01 SECONDS WEST 320.11 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY

BP

PHILLIP E. HOLMES, JR., RLS #1728, DATED DECEMBER 4, 1997. BEING THE SAME PROPERTY CONVEYED TO BINH PHAN, UNMARRIED BY DEED FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C. RECORDED 10/18/2007 IN DEED 200710180123563, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor has a good right to sell and convey the premises; that the premises are free from all encumbrances and Grantor has not allowed anyone else to obtain any legal rights which affect the premises; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Gladys L. Morgan — Phan Binh 02/25/14

Witness 1 GLADYS L. MORGAN WITNESS — BINH PHAN

Witness 2 HUONG VAN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **BINH PHAN**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he/she/they~~ HE executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of FEBRUARY, 2014.

My Commission Expires: 02-09-2018

Notary Public Gladys L. Morgan GLADYS L. MORGAN

GLADYS L. MORGAN
Notary Public - State of Florida
My Comm. Expires Feb 9, 2018
Commission # FF 062490

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $78,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

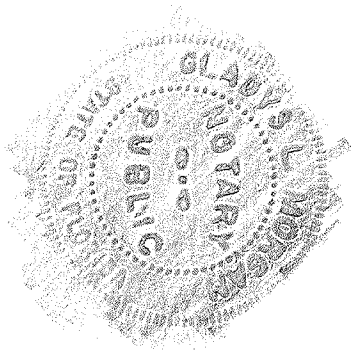
Phan Binh 02/25/14

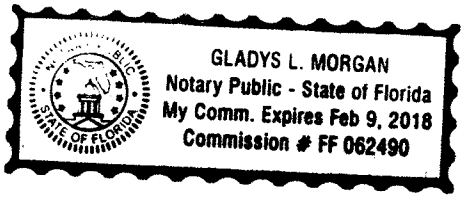
BINH PHAN

Sworn to and subscribed before me
this 25th day of FEBRUARY, 2014.

My Commission Expires: 02-09-2018

Gladys L. Morgan
Notary Public GLADYS L. MORGAN





True Copy Certification

I, Roselyn Pauley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Roslyn Pauley
Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~] L. Aguilera, a notary public for this county and state, [~~name of person making certification~~] Roselyn Pauley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's ~~Signature~~

My Commission Expires: 3/14/15

Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015