Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140061928 DEEDWARR
Recvd: 08/21/14 10:53 2 pgs
Fees:13.00 Taxes:695.60
20140821-0076253

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53755
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler M. Summers Brianne E. Farquhar 616 Bellevue Road N Nashville, TN 37221	Pinnacle Bank 150 3rd Ave. South, Ste. 900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 14210000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Trang L. Hoang, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Tyler M. Summers, an unmarried man, and Brianne E. Farquhar, an unmarried woman, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Westward Winds, of record in Book 3700, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trang L. Hoang by Warranty Deed from Clay W. Warren and Tami Warren, husband and wife, dated July 21, 2003, recorded August 7, 2003 in Instrument No. 20030807-0112315, Register's Office for Davidson County, Tennessee.

Dinh Phan, husband of Trang L. Hoang, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 32, said Register's Office, which Plan shows a 30foot minimum building setback line from Bellevue Road and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility and anchor easement located on the southwesterly front corner of said lot; Restrictions of record in Book 3944, Page 377, said Register's Office.

This is improved property, known as: 616 Bellevue Road N, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2014.

Trang L. Hoang

Dinh Phan

State of TENNESSEE
County of DAVIDSON

On this 19th day of August, 2014 , before me the undersigned authority, personally appeared Trang L. Hoang and Dinh Phan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires: 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Sworn and subscribed before me this the 19th day of August, 2014

Notary Public

My Commission Expires: 5-2-2016

Angela K. Robertson State of Tennessee Notary Public Williamson County