# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064162 DEEDWARR
Recvd: 08/28/14 16:21 2 pgs
Fees:13.00 Taxes:995.30
20140828-0078934

G-TG-14-1209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREG CARROLL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Duy P. Hoang** | American Financial Network, Inc. | |
| (NAME) | (NAME) | |
| **1209 2nd Avenue South** | 3110 Chino Avenue, Suite 290 | **105-03-0-251.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | Chino Hills, CA 91709 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RANDALL L. CRAFT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DUY P. HOANG** hereinafter called the Grantee(s), their heirs and assigns, that 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. 22, in John Nelson's Addition to Nashville of record in Plat Book 2, Page 182, in the Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Second Avenue, South, formerly Market Street, about 142 feet south of the southerly margin of Chestnut Street; thence Southerly with the westerly margin of Second Avenue South, 50 feet to the east corner of James W. Ford's part of said lot; thence Westerly with Ford's north line 130 feet, more or less, to the easterly margin of an alley; thence Northerly with the easterly margin of an alley, 50 feet; thence Easterly and parallel with Ford's north line 130 feet, more or less, to the beginning. (Typographical errors contained in prior recorded instruments have been corrected.)

Being the same property conveyed to Randall L. Craft by deed from Citimortgage, Inc. successor by reason of merger with Citifinancial Mortgage Company, Inc. of record in Instrument No. 20061117-0143044 Register's Office for Davidson County, Tennessee, dated November 7, 2006 and recorded on November 17, 2006. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 182, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 2nd Avenue South , Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF AUGUST, 2014.

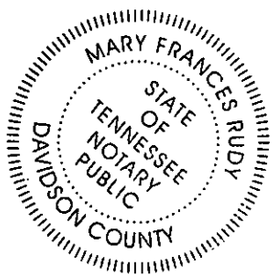
Randall L. Craft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL L. CRAFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212