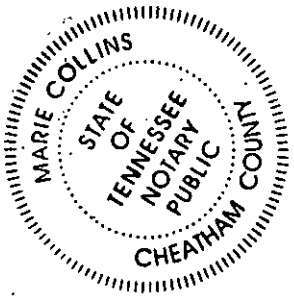
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Kristin Aigner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF NOVEMBER, 2014.

Marie Collins
Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Phillip Tran and Hannah L. Dang, husband and wife	SAME	042 07 0A 003.00
(NAME)	(NAME)	
705 Heritage Square Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Three Thousand And No/100 Dollars ($83,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jack Bruning and Cynthia Bruning, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillip Tran and Hannah L. Dang, husband and wife**, 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 Lot No. 3 on the plan of Second Revised Plan, Phase One, Heritage Square, of record in Book 5200, Page 282, Register's Office for said County.

Said Lot No. 3 fronts 46.13 feet on the northwesterly margin of Heritage Square Drive and extends back 100.00 feet on the northwesterly line and 100.0 feet on the southwesterly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Jack Bruning et ux Cynthia A. Bruning by Deed from Samuel J. Pierce Jr., Secretary of Housing and Urban Development of Washington D.C dated May 10, 1984 and recorded June 26, 1984 in Book 6324, Page 491, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-142336

BILL GARRETT, Davidson County
Trans:T20140090901 DEEDWARR
Recvd: 12/04/14 12:30 3 pgs
Fees:18.00 Taxes:307.10
20141204-0111242

unimproved ☐
This is improved ☒ property, known as 705 Heritage Square Drive, Madison, TN 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, has 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 our hands this 26th day of November, 2014.

Jack Bruning

Jack Bruning

Cynthia Bruning

STATE OF N.H
COUNTY OF GRAFTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Jack Bruning, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2014.

Monique E. Abear

Notary Public

MONIQUE E. ABEAR
MY COMMISSION EXPIRES SEPT. 3, 2019
NOTARY PUBLIC
NEW HAMPSHIRE

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Cynthia Bruning, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2014.

_____
Notary Public

My Commission Expires:

File Number: FRN-142336

unimproved ☐
This is improved ☒ property, known as 705 Heritage Square Drive, Madison, TN 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, has 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 our hands this 26th day of November, 2014.

Jack Bruning

Cynthia Bruning

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Jack Bruning, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2014.

Notary Public

My Commission Expires:

STATE OF New Hampshire
COUNTY OF Rockingham

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Cynthia Bruning, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of November, 2014.

CONNIE L. DEUSO
MY COMMISSION EXPIRES OCT. 29, 2019
NOTARY PUBLIC
NEW HAMPSHIRE

Notary Public

My Commission Expires:

File Number: FRN-142336