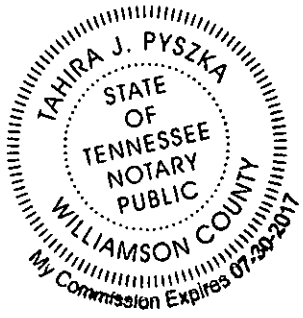
BILL GARRETT, Davidson County
Trans:T20150005312 DEEDWARR
Recvd: 01/22/15 09:27 2 pgs
Fees:13.00 Taxes:499.50
20150122-0006191

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ty J. Delong a single man	Churchill Mortgage	133 06 0 204.00
(NAME)	(NAME)	
3714 Tibbs Drive	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dung Tran Ho and Hanh Thuy Vu, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ty J. Delong a single man** , 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. 8 on the Plan of Leonard Heights of record in Plat Book 2330, Page 15, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nguyet Minh Thi Tran and Dung Tran Ho, unmarried persons by Warranty Deed from Thomas M. Lomax and wife Valerie A. Lomax dated February 11, 1999 and recorded February 12, 1999 in Book 11340, Page 263, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dung Tran Ho and Hanh Thuy Vu, husband and wife by Quitclaim Deed from Nguyet Minh Thi Tran, an unmarried woman and Dung Tran Ho, a married man dated November 28, 2012 and recorded November 30, 2012 as Instrument No. 20121130-0110136, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-150082

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.

unimproved ☐
This is improved ☒ property, known as 3714 Tibbs Drive, Nashville, TN 37211

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 20th day of January 2015

Dung Tran Ho 1/20/15

Hanh Thuy Vu Jan - 20 - 2015

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Dung Tran Ho and Hanh Thuy Vu, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2015.

Notary Public

My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-150082