26880-8
Box 14

return to: John T. Cook, P.C. Box 14
2927 Berry Hill Dr, Nashville TN 37204

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150011147 DEEDWARR
Recvd: 02/12/15 13:54 2 pgs
Fees:13.00 Taxes:1738.63
20150212-0013139

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phuoc Vinh Phan	American Internet Mortgage, Inc.	131-06-0C
(NAME)	(NAME)	(MAP)
900 Huntington Circle	4121 Camino Del Rio South	028.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	San Diego CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Eric Myers and Amy P. Myers, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Phuoc Vinh Phan and Nancy Ngoc Pham, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plat of Burton Hills Village of Huntington Tract 10, of record in Plat book 6250, Page 612, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Eric Myers and Amy P. Myers, husband and wife, by Warranty deed from Robert M. Moskowitz and Tamie L. Roberts, husband and wife of record in Instrument No. 20120503-0037970 Register's Office for Davidson County, Tennessee, dated May 1, 2012 and recorded on May 3, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 900 Huntington Circle, Nashville, Tennessee 37215

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, 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 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 my/our hand(s) this 10th day of February, 2015.

James Eric Myers by
By Amy P. Myers, Attorney in Fact
Amy P. Myers, Attorney in Fact

James Eric Myers

Amy P. Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Amy P. Myers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of February, 2015.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy P. Myers, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James Eric Myers and that she is authorized by James Eric Myers to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of February, 2015.

Notary Public

My Commission expires: 1/9/2016

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE