BILL GARRETT, Davidson County
Trans:T20150033711 DEEDWARR
Recvd: 05/04/15 09:47 3 pgs
Fees:18.00 Taxes:725.20
20150504-0039874

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15293FA

Send Tax Bills To:
New Owner

New Owner is:
Christopher J. Phillips
2240 Jamaica Court
Las Vegas, NV 89117

MAP: 062-02-0B

PARCEL: 227.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Trent Meng and wife, Amy Meng**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher J. Phillips, married**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **4508 Hawthorn Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the plan of Abbington Park, a Planned Unit Development, Phase One, Section Five, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Trent Meng and Amy Meng, husband and wife, by Warranty Deed from Beazer Home Corp., a Tennessee corporation, dated 8/31/06 and recorded 9/5/06 in Instrument No. 20060905-0108819, in the Register's Office of Davidson County, Tennessee.

X TM X Am
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of April, 2015.

GRANTOR(S):

X _____
TRENT MENG

X _____
AMY MENG

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Trent Meng and Amy Meng**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the _____ day of April, 2015.

CALIFORNIA NOTORIAL
LOOSE CERTIFICATE ATTACHED

_____
NOTARY PUBLIC
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$196,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 30th day of April, 2015.

_____
NOTARY PUBLIC
My commission expires:_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino } s.s.

On April 29th 2015 before me, M. Alves Notary Public
Name of Notary Public, Title

personally appeared Trent Meng
Name of Signer (1)

Amy Meng
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. ALVES
COMM. #2003232
Notary Public-California
SAN BERNARDINO
My Commission Expires Jan. 6, 2017

Seal

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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