G#27401-2

BOX #14

BILL GARRETT, Davidson County
Trans:T20150048492 DEEDWARR
Recvd: 06/18/15 08:52 2 pgs
Fees:13.00 Taxes:455.10
20150618-0058014

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$123,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF June, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2/13/17
| (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Nguyen Dan 400 Josephine Ct Antioch, TN 37013	New Owner	Map 162 07 0 Parcel 201.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jake Sogga, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andy Nguyen Dan and Phuong Lan To, 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. 44 on the Plat of Whittemore Valley Section 2-A of record in Plat Book6250, Page 611, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Eric Sox and George Brandt, by Substitute Trustee's Deed dated March 9, 2015, from Brock & Scott, PLLC, as Substitute Trustee, of record in Instrument No. 20150316-0022165, Register's Office for Davidson County, Tennessee. The said Eric Sox and George Brandt conveyed the subject property to Jake Sogga by Quitclaim Deed dated March 13, 2015, of record in Instrument No. 20150323-0024521, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6250, page 611, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Easements, and recorded as follows: Utility Anchor Easement, Sewer Easement, and Power Line Overhang Easement per Plat 6250, Page 611, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Right of Way Easement in Book 3503, Page 331, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Sanitary Sewer Line Easement in Book 3799, Page 179, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Sewer Easement in Book 4264, Page 912, Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in Ditch Easement and Right for Slope and Construction Easement in Book 4213, Page 859 Register's Office for Davidson County, Tennessee.
8) Property is subject to all matters in Restriction of record in Book 6243, page 80 Register's Office for Davidson County, Tennessee.
9) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 400 Josephine Ct Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 16th day of June, 2015.

Jake Sogga

Jake Sogga

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jake Sogga, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027