BILL GARRETT, Davidson County
Trans: T20150049970 DEEDWARR
Recvd: 06/23/15 09:52 2 pgs
Fees: 13.00 Taxes: 917.60
20150623-0059890

WARRANTY DEED

BR15-3601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loc Tran	F+M Bank (NAME)	
3601 Harpeth Springs Drive (ADDRESS)	50 Franklin Street (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	141060C14400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEEGAN HEARN AND SANDRA HEARN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOC TRAN AND AI HONG LE, HUSBAND AND WIFE AND QUY TRAN, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 124 on the Plan of Riverbridge, Phase 2, Section 2, of record in Instrument No. 20100302-0015635, 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 Keegan Hearn and Sandra Hearn, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20111005-0077128, Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 5, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20100302-0015635, Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20090317-0023975 and Instrument No. 20100330-0023630, Instrument No. 20030218-0020999, Instrument No. 20030218-0020998, Instrument No. 20121114-0104692, Instrument No. 20100330-0023631, Instrument Nos. 20020709-0082561 and 20081208-0118318, Instrument No. 20021217-0155374, Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3601 Harpeth Springs Dr., Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of June, 2015.

Keegan Hearn

Sandra Hearn

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of June, 2015, before me personally appeared Keegan Hearn and Sandra Hearn, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of June, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959