Davidson County	DEEDWARR
Recvd: 08/10/15 09:24	2 pgs
Fees:13.00 Taxes:214.60	
20150810-0079320	

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Ashley Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015
(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).
Jim Huynh and Casey Huynh	Jim Huynh and Casey Huynh	107 05 0A 102.00
(NAME)	(NAME)	
5502 Tennessee Ave	5502 Tennessee Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Fifty-Eight Thousand And No/100 Dollars ($58,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristen A. Eady**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jim Huynh and Casey Huynh, tenants in common with rights of survivorship**, 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: *married

Land in Davidson County, Tennessee, being Lot No. 102, on the Plan of Five Oaks, a Planned Unit Development (formerly The Meadow) of record in Plat Book 5200, Page 355, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kristen A. Reagan, unmarried by Warranty Deed from Gregory Todd Baines dated February 4, 2002 and recorded March 1, 2002 in Instrument No. 20020301-0025876, in said Register's Office for Davidson County, Tennessee. The said Kristen A. Reagan, having since married, now known as Kristen A. Eady.

Jeff Eady, spouse of Kristen A. Eady, joins in the execution of this instrument with the consent of the granting spouse, to convey his marital interest, if any, in said property.

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.

File Number: MTJ-153525

unimproved ☐

This is improved ☒ property, known as 102 Five Oaks Dr., Nashville, TN 37217

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 7th day of August, 2015.

Kristen A. Eady

Jeff Eady

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kristen A. Eady and Jeff Eady the 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 7th of August, 2015.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-153525

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2018

Shelly M Smith