BILL GARRETT, Davidson County
Trans:T20150072327 DEEDWARR
Recvd: 08/26/15 09:58 2 pgs
Fees:13.00 Taxes:388.50
20150826-0086268

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 105,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2015.

Notary Public

My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ngoc Thi Vu **Tuan Gia Phan**	**NEW OWNER**	**16400008600**
1315 Trail Ridge Lane	**1315 Trail Ridge Lane**	
Cordova, TN 38016	**Cordova, TN 38016**	

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 ACKNOWLEDGE, WE,

Edi Pineda and Lidia Pineda, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ngoc Thi Vu, a single person and Tuan Gia Phan, a single person

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 located in the 2nd Civil District of Davidson County, Tennessee further described as follows:

Beginning at an iron pin in the center of the Pinhook Road running North 500 feet to an iron pin; thence West 250 feet to an iron pin; thence South 500 feet to an iron pin in the center of Pinhook Road; thence East 250 feet with the said road to the beginning containing 3 acres, more or less and bounded as follows:

On the West side and on the North end and on the East side by the lands of Peanie Scruggs and on the South by the Pinhook Road and being part of the same land transferring by W. H. Timmons to Peanie Scruggs in Plat Book No. 1, page 77, Chancery Court Book No. 306, page 237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edi Pineda and Lidia Pineda, husband and wife by Warranty Deed from Roy Dean Scruggs and John Thomas Scruggs, Jr and Michael Wayne Scruggs dated 05/07/11 and recorded on 05/10/11 in Instrument No. 20110510-0035738, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3618 Pin Hook Rd, Antioch, TN 37013.

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 in 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 24th day of August, 2015.

Edi Pineda

Lidia Pineda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Edi Pineda and Lidia Pineda, the within named Grantor(s), with whom I am personally acquainted (or 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 24th day of August, 2015.

Notary Public

My Commission Expires: 02.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY