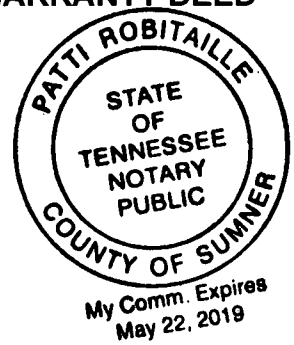
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/22/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hoangyen Truong	Hoangyen Truong	07504003400
(NAME)	(NAME)	
4565 Andrew Jackson Pkwy	4565 Andrew Jackson Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150081776 DEEDWARR
Recvd: 09/25/15 11:16 2 pgs
Fees:13.00 Taxes:314.50
20150925-0097619

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Van W Liggett**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hoangyen Truong**, hereinafter called the GRANTEE(S), their heirs and/or 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. 120, on the plan of Section Three Tulip Grove, as shown on plat of record in Book 3700, Page 146, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Van W. Liggett by Quitclaim Deed from Pamela M. Liggett now known as Pamela M. Jones, a married person, dated 06/26/2014, in Instrument Number 20140714-0061813, in the Register's Office for Davidson County, Tennessee. Said property previously being the same property conveyed to Van W. Liggett and wife, Pamela M. Liggett by Warranty Deed from Dale M. Speck and wife, Kathy A. Speck, dated 02/19/1997, in Record Book 10357, Page 57, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Book 3700, Page 146; Covenants, conditions, easements and restrictions of record in Book 4181, Page 95, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4565 Andrew Jackson Parkway, Hermitage, TN 37076
(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/or 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/or 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 this 21st day of September, 2015.

Van W Liggett

Van W Liggett

State of Tennessee
County of Wilson

Personally appeared before me Van W Liggett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of September, 2015.

Patti Robitaille

Notary Public Patti Robitaille
My Commission Expires: 5/22/19

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122