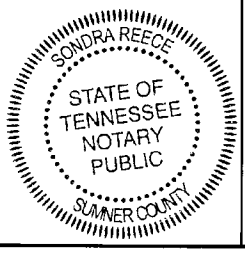
Davidson County DEEDWARR
Recvd: 01/25/16 11:07 3 pgs
Fees:18.00 Taxes:284.90
20160125-0006785

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 3/1/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phuoc Vinh Phan	Same	107-13-0--9.00
(NAME)	(NAME)	
900 Huntington Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tom L Sells and Debbie Faye Sells-Perry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phuoc Vinh Phan and Nancy Ngoc Pham, 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. 347 on the Map of Miro Meadows, Second Addition, of record in Plat Book 1424, Page 112, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Catherine Sells and Robert C Sells, by deed of record in Book 6686, Page 233, Register's Office for Davidson County, Tennessee. Robert C Sells predeceased Catherine Sells. Said property is now vested in Tom L Sells and Debbie Faye Sells-Perry, as the heirs of Catherine Sells and Bobby Sells, Reference Probate Court for Davidson County, Tennessee. Case No. 11P1351 and 11P1352.
Debbie Faye Sells-Perry and Debbie Faye Perry being one and the same.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 882 Kipling Drive, Nashville, TN 37217
(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/our hands this ~~20th~~ 19 LM day of January, 2016.

Tom L Sells

Debbie Faye Sells-Perry

State of Utah
County of DAVIS

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Tom L Sells, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this ~~20th~~ 19 LM day of January, 2016.

Notary Public
My Commission Expires: July 22, 2019

NOTARY PUBLIC
LISA MILEWSKI
684303
COMMISSION EXPIRES
JULY 22, 2019
STATE OF UTAH

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Debbie Faye Sells-Perry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 20th day of January, 2016.

Notary Public
My Commission Expires: 3/1/2016
File No.: 20649

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY