WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Anh Ha	SAME	
(NAME)	(NAME)	117-9 114
19333 Friar Street		
(ADDRESS)	(ADDRESS)	
Tarzana, CA 91335		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **RANDOLPH SCOTT JACKSON, JR. AND ELIZABETH J. JACKSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDY ANH HA, UNMARRIED AND HANH THI NGUYEN, MARRIED, TENANTS IN COMMON WITH RIGHTS OV 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:

Land in Davidson County, Tennessee, being Lot 6A, of Block 9, on the map of Woodmont Estates, as revised by a division of Lot 6, of record in Book 4595, Page 174, Register's Office for Davidson County, Tennessee and being the westerly portion of the original Lot 6 of Block 9 on the map of Woodmont Estates, of record in Book 974, Page 29, Register's Office for said County, and as revised and shown on the Plan of Woodmont Estates, Section No. 3 of record in Book 1130, Page 99, said Register's Office, and more particularly described as follows:

Beginning at the northwesterly corner of Lot 6A, in the southerly margin of Valley Brook Road; thence south 34° 36' west 274 feet; thence south 52° 14' east 86 feet; thence south 72° 27' east 105 feet to the southwesterly corner of Lot 6; thence with the line between Lots 6 and 6A, north 20° 33' east 116.71 feet; thence north 22° 50' east 150.0 feet to a point in the southerly margin of Valley Brook Road; thence westerly with the southerly margin of Valley Brook Road 128.0 feet, to the point of beginning and containing one acre, more or less.

This conveyance is subject to 2016 real property taxes; and all matters appearing on the plan of record in Book 4595, Page 194, Book 974, Page 29 and Book 1130, Page 99, said Register's Office.

unimproved
This is improved x property, known as 2419 Valley Brook Road, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20160008287 DEEDWARR
Recvd: 02/01/16 10:20 2 pgs
Fees:13.00 Taxes:2497.50
20160201-0009273

Witness my hand this 29th day of January, 2016.

RANDOLPH SCOTT JACKSON, JR.

ELIZABETH J. JACKSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randolph Scott Jackson, Jr., the bargainor, 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 official seal at Nashville, Tennessee this 29 day of January, 2016.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2016

Kathy Snider
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth J. Jackson, the bargainor, 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 Nashville, Tennessee this 29 day of January, 2016.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2016

Kathy Snider
Notary Public