Davidson County	DEEDWARR
Recvd: 03/24/16 13:35	3 pgs
Fees:18.00 Taxes:1239.13	
20160324-0028021	

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of March, 2016

Notary Public
Commission Expires: 10/29/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Toan Bui 3145 Brookview Forest Drive Nashville, TN 37211	CMG Financial 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	180-04-0B-150.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Pamela Booker and Robert Booker, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Toan Bui and Bich Tran, 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. 61 on the plan of Final Plat of Brookview Forest, Phase V, Cluster Lot Option, of record in Plat at Instrument No. 20090309-0021109, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Pamela Booker and Robert Booker, wife and husband, by Warranty Deed from Susan B. Crowell, married, who acquired title as Susan B. Townes, dated 4/13/15 and recorded 4/22/15 in Instrument No. 20150422-0036095; and being the same property previously conveyed to Susan B. Townes, unmarried, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 9/21/12 and recorded 9/25/12 in Instrument No. 20120925-0086914, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3145 Brookview Forest Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of March, 2016.

Pamela Booker
Pamela Booker

Robert Booker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Booker and Robert Booker** 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 and official seal at Brentwood, Tennessee this 18th day of March, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

