BILL GARRETT, Davidson County
Trans:T20160025040 DEEDWARR
Recvd: 03/29/16 09:14 2 pgs
Fees:13.00 Taxes:499.50
20160329-0029278

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste., 100
Nashville, TN 37215

MAP PARCEL 119050198.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Phuoc Vinh Phan
219 Elberta Street
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JACK BOSTIC AND LINDA A. BYARS** _____"Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PHUOC VINH PHAN and wife NANCY NGOC PHAM**"Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 12, on the Plan of Resubdivsion of certain lots in Cumberland Nurseries Plan of lots, as shown by plat appearing of record in Book 161, page 139, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jimmy Bostic, by Warranty Deed from Jack Bostic and Mattie A. Bostic, dated December 8, 2001, appearing of record in Instrument No. 20011218-0139348, of the Register's Office of Davidson County, Tennessee.
The said Jimmy Bostic died on January 9, 2016, intestate and by Affidavit of Heirship dated February 10, 2016 and Recorded at Instrument 20160224-0017596, in the Register's Office of Davidson County, Tennesse, the said Jack Bostic and Linda A Byars were named the only surviving heirs of Jimmy Bostic.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.

This is improved property known as 219 Elberta Street, Nashville, TN, 37210.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that they have lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of March, 2016

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Jack Bostic

Linda A. Byars, By POA Jack Bostic

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, JACK BOSTIC, one of the bargainors, 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 (Warranty Deed) for the purposes therein contained; and the said JACK BOSTIC, to me known to be the person who executed the same as the free act and deed of the said LINDA A. BYARS, one of the bargainors, and for the purposes therein contained by virtue of Limited Power-of-Attorney duly executed by the said LINDA A. BYARS, and appearing of record in Instrument No. 20160329-0029277, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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