This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lan Tran
118 Villa View Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
New owner

MORTGAGEE:
Farmington Mortgage
2002 Richard Jones Rd. Ste 300N
Nashville, TN 37215

MAP 171-02
GROUP A
PARCEL 018.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lance E. Dibblee, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lan Tran, an unmarried woman,** hereinafter called the GRANTEE, her 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. 18 on the Plan of Brentwood Villa Condominiums, Phase 1, as shown by plat and survey of record in Plat Book 6900, page 4-5, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lance E. Dibblee, by deed dated November 30, 1999, from Harrison McCampbell, unmarried of record in Book 11764, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **118 Villa View Court, Brentwood, Tennessee 37027.**

BILL GARRETT, Davidson County
Trans:T20160037921 DEEDWARR
Recvd: 05/06/16 13:16 3 pgs
Fees:18.00 Taxes:860.25
20160506-0045160

*Valerie Adcock, spouse of Lance E. Dibblee, hereby joins in this conveyance to transfer all her right, title and interest in said property, marital or otherwise.

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **27th** day of **April, 2016.**

Lance E. Dibblee

Valerie Adcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lance E. Dibblee and Valerie Adcock**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $232,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

#16-9053