RETURN TO:

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Pam S Hauser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of May, 2016.

E Prophet
Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sokbunna Diep	CMG Mortgage	098-05-0-100.00
(NAME)	(NAME)	
5100 Hunters Point Lane	3160 Crow Canyon Rd	
(ADDRESS)	Ste 400 (ADDRESS)	
Hermitage, TN 37076	San Ramon CA 94583	
(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, **Katherine Foster and Orlando Barrios Rivera**, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sokbunna Diep and Latoya Diep**, 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:

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 1-B, Zone Lot Division, Lot 1 - Hunter's Point subdivision, as recorded in Book 5200, Page 736, and amended in Book 8250, Page 372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3814, Page 592, Book 3987, Page 925, Book 6207, Page 609, and in Book 6279, Page 741; Charter of record in Book 6256, Page 293; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 736, and amended in Plat Book 8250, Page 372, Register's Office for Davidson County, Tennessee.

The said Orlando Barrios Rivera, husband of the said Katherine Foster, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

Being the same property conveyed to Katherine Foster by Last Will and Testament from Reginald Edward Clark, deceased, filed for record 02/07/2014 in Instrument No. 20140207-0010883, Register's Office for Davidson County, Tennessee.

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 5100 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160045892 DEEDWARR
Recvd: 06/01/16 09:46 2 pgs
Fees:13.00 Taxes:458.80
20160601-0054816

File No.: 36630
Warranty Deed Individual BP LE1

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 our hands this 31st day of MAY, 2016..

Katherine Foster

Orlando Barrios Rivera

State of TENNESSEE

County of WILSON

On this 31st day of May, 2016, before me, a Notary public in and for said County and State, personally appeared ***Katherine Foster*** and ***Orlando Barrios Rivera***, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 31st day of May, 2016

NIXON PRESSLEY S. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

Notary Public S. Nixon Pressley
My Commission Expires: 03/21/2017