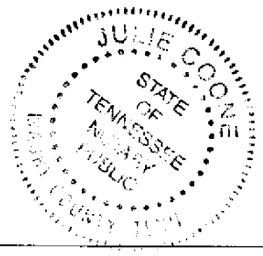
Davidson County DEEDWARR Recvd: 06/06/16 11:14 2 pgs Fees:13.00 Taxes:480.63 **20160606-0056709**

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160400154

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,900.00 LuAnn Maloney
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of May, 2016
Notary Public
MY COMMISSION EXPIRES: 5-24-2017

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
No Thang **105 Dowdy Court** **Antioch, TN 37013**	U.S. Bank, N.A. P.O. Box 7298 Springfield, OH 45501	**148-12-0-162.00**

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, WE,

Patti T. Ivy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

No Thang and wife, Lung Hnem

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. 77 on the Plan of Hazelwood, Section XI, of record in Book 4300, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patti T. Ivy, unmarried, by Warranty Deed from Nicholas A. Gaietto and wife, Robin D.B. Gaietto, dated 1/30/08 and recorded 2/5/08 in Instrument No. 20080205-0011972, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **105 Dowdy Court, Antioch, TN 37013**
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.

Patti T. Ivy by John Brackeen, Attorney in Fact

Patti T. Ivy by John Brackeen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of May, 2016 before me personally appeared John Brackeen to me known to be the person who executed the foregoing instrument in behalf of Patti T. Ivy . as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Patti T. Ivy.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2016

My commission expires: 3/6/2018 Gail Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.