BOX #14

G#28498-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054876 DEEDWARR
Recvd: 06/28/16 10:01 2 pgs
Fees:13.00 Taxes:314.50
20160628-0065685

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jimmy Haingoc Tran and Huyen Minh Nguyen	**"New Owners"**	**14803010100**
126 Cherokee Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jerry Dabbs, unmarried

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

Jimmy Haingoc Tran and Huyen Minh Nguyen, 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.705 on the Plan of Cherokee Hills, Section Seven, of record in Book 3842, Page 72, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 705 fronts 31.3 feet, 36.1 feet, and 14.4 feet on the northerly margin of Cherokee Court, and extends back between unparallel lines, the northerly line measuring 230.0 feet, the southerly line measuring 169.9 feet, to a rear line which measures 77.3 feet thereon.

BEING the same property conveyed to Jerry Dabbs and wife, Vivian Dabbs, by Warranty Deed dated April 28, 1999, from Melanie R. Mayes, unmarried, of record in Book 11455, Page 103, Register's Office for Davidson County, Tennessee. The said Vivian Dabbs died June 7, 2010, said interest is now vested in Jerry Dabbs as surviving tenant by the entirety.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3842, Page 72, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 4037, Page 583, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **126 Cherokee 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 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 my/our hand(s) this **27th** day of **June, 2016.**

Jerry Dabbs

Jerry Dabbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jerry Dabbs,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **June, 2016.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: _____