16-0139

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 235,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2016.

Notary Public

My commission expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

16-0139

BILL GARRETT, Davidson County
Trans:T20160064456 DEEDWARR
Recvd: 07/27/16 09:21 3 pgs
Fees:18.00 Taxes:869.50
20160727-0077118

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angela M. Lex **Nicholas Hand**	Peoples Home Equity	**108120B00800CO**
3105 Harborwood Drive	5205 Maryland Way	
Nashville, TN 37214	Suite 100 Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Chuong Tony Hoang and wife, Huong Thi Hoang

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

Angela M. Lex and Nicholas Hand, wife and husband

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. 4 on the plan of Harborview, Phase 1-A, Section One, of record in Plat Book 6900, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Chuong Tony Hoang and wife, Huong Thi Hoang from Ramesh J. Surati and wife, Ranjana R. Surati by Warranty Deed dated May 28, 2002 and of record in Instrument No. 20020529-0065079, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3105 Harborwood Drive, Nashville, TN 37214.

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 in 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 ~~16th~~ 12th July day of ~~June,~~ 2016.

Chuong Tony Hoang

Huong Thi Hoang

STATE OF CALIFORNIA

COUNTY OF ORANGE

Personally appeared before me, a Notary Public of said County and State, Chuong Tony Hoang and Huong Thi Hoang, the within named Grantor(s), with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~16th~~ 12th July day of ~~June~~, 2016.

Notary Public

My Commission Expires: Aug 9 / 2018

FREDRICK YOUNAN
Commission # 2077449
Notary Public - California
Orange County
My Comm. Expires Aug 9, 2018

NNA1

NNA1

Aug 9, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On 7/12/16 (Date) before me, FREDRICK YOUNAN (Here Insert Name and Title of the Officer),

personally appeared CHUONG TONY HOANG AND HUONG THI HOANG (Name(s) of Signer(s))

10191 Sherrill Street Anaheim, CA. 92804,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FREDRICK YOUNAN
Commission # 2077449
Notary Public - California
Orange County
My Comm. Expires Aug 9, 2018

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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