Davidson County DEEDWARR
Recvd: 10/11/16 14:04 2 pgs
Fees:13.00 Taxes:1146.63
20161011-0107502

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$309,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 7, 2016.** Notary Public MY COMMISSION EXPIRES: 11-5-2018 (AFFIX SEAL)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phuoc Vinh Phan and Nancy Ngoc Pham	~~Phuoc Vinh Phan and Nancy Ngoc Pham~~ American Internet Mtg.	**104-13-206**
(NAME)	(NAME)	
900 Huntington Cr.	4121 Camino Del Rio South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Diego CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joyce W. Duke,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phuoc Vinh Phan and Nancy Ngoc Pham, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennesseee, being Lot No. 13 of Block "B" on the Map of Bellwood Subdivision, of record in Book 547, page 149 and 150, Register's Office for saod County.

Said Lot No. 13 fronts 60 feet on the southerly side of Valley Vista Road and runs back 136.27 feet on the westerly line and 139.62 feet on the easterly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed Vesta Olene Whitley, unmarried, by Warranty Deed from Mrs. Shirley N. Cortner, a/k/a Shirley N. Owens, filed for record at Book 4256, page 1, said Register's Office. The said Vesta Olene Whitley a/k/a Vesta Whitley having since passed, vesting property to Joyce W. Duke, according to the Last Will and Testament of Vesta Whitley, filed for record on August 23, 1994at Will Book 192, page 530, said Register's Office. Said Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on August 23, 1994 at Cause No. 94P-1280

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3625 Valley Vista Road, Nashville, TN 37205**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **October, 2016.**

Joyce W. Duke

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joyce W. Duke**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **October, 2016.**

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
2-6-18

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, Carl E. Dunphy, II, 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.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE