This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23465.2016

Davidson County DEEDWARR
Recvd: 12/02/16 13:54 4 pgs
Fees:23.00 Taxes:222.00
**20161202-0126787**

| **NEW OWNER:** | **SEND TAX BILL TO:** | **MAP & PARCEL:** |
|---|---|---|
| Christopher P. Phan<br>Jennifer Barker Phan<br>2807 Druid Drive<br>Nashville, TN 37210 | First Citizens National Bank<br>Attn: Loan Operations<br>P.O. Box 370<br>Dyersburg, TN 38025-0370 | 119 10 0 82.00 |

# WARRANTY DEED

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, Huynh Phan and wife, The T. Pham and Christopher Phan**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Christopher P. Phan (being one and the same as Christopher Phan) and wife, Jennifer Barker Phan,** hereinafter called the Grantee, theirt heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 63 on the Plan of Hidden Acres of record in Plat Book 1130, Page 89, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hyunh V. Phan and wife, The T. Pham and Christoher Phan, as tenants in common with the rights of survivorship by Quitclaim Deed dated July 14, 2015 from Huynh V. Phan and being of record in Instrument Number 20150714-0068480, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.

3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 1130, Page 89, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind our, 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.

This is improved property is known as: 2807 Druid Drive, Nashville, Tennessee37210.

Executed on this 21st day of November, 2016.

Huynh Phan

The T. Pham

Christopher Phan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Huynh Phan, The T. Pham and Christopher Phan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of November, 2016.

Notary Public

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of November, 2016.

Notary Public

My Commission Expires: 6-30-19

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY