BILL GARRETT, Davidson County
Trans: T20160110275 DEEDWARR
Recvd: 12/15/16 11:33 2 pgs
Fees: 13.00 Taxes: 492.10

20161215-0131629

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thuy-Tien Pham Le	NEW OWNER	172 08-0A-006.00-CO
(NAME)	(NAME)	
5813 Labrador Lane	7813 Indian Springs Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville Tn 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Rebecca U. Burns, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thuy-Tien Pham Le**, hereinafter called the GRANTEE(S), 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. 6, on the plan of Section One, Hunters Branch, of record in Plat Book 6250, Page 513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca U. Burns, unmarried by Warranty Deed from Katharine C. Bryan, unmarried dated May 30, 1997 and recorded May 30, 1997 of record in Book 10472, Page 993, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 513 and the boundary plat of record in Book 6250, Page 512, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 6601, Page 7 in the Register's Office for Davidson County, Tennessee.
Warranty Deed to Hunter's Branch Homeowners' Association recorded as Book 6612, Page 885 Register's Office for Davidson County, Tennessee.
By-laws of Hunter's Branch Homeowners' Association recorded as Book 6632, Page 429 Register's Office for Davidson County, Tennessee.
Articles of Incorporation of Hunter's Branch Homeowners' Association recorded as Book 6632, Page 424, amended in Book 8923, Page 318 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5813 Labrador Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand this 13th day of December, 2016.

Rebecca U. Burns

State of Tennessee
County of Williamson

Personally appeared before me Rebecca U. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2016.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. RIGGS JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY