BILL GARRETT, Davidson County
Trans:T20170001101 DEEDWARR
Recvd: 01/05/17 10:57 2 pgs
Fees:13.00 Taxes:555.00
20170105-0001256

Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

WARRANTY DEED

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2017.

Kalyn Swann
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thanh H Pham	CoreLogic	150 03 0 083.00
(NAME)	(NAME)	
305 Country Court	1 CoreLogic Drive, Attn Client Services DFW-B4-F3	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Westlake, Texas 76262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Han Xuan Pham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanh H Pham, a married man, 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. 65 on the Plan of The Country, Section 3 of record in Plat Book 5200, page 44, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Han Xuan Pham and wife, Kim Quy Thi Hoang by Warranty Deed from Christopher J. Hohl. and wife, Heidi M. Hohl, dated April 26th, 1999, of record in Book 11452, page 117, Register's Office for Davidson County, Tennessee.

Kim Quy Thi Hoang having since deceased on July 19th, 2016.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors/Grantees; All matters appearing on the Plan of record in Plat Book 5200, page 44; Easements of record; Restrictions of record in Book 5281, page 813; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 305 Country Court, 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 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 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 hand this 4th day of January, 2017.

Han Xuan Pham

State of Tennessee

County of Rutherford

On this 4th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Han Xuan Pham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-18-2020