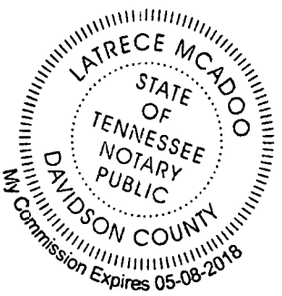
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File #11722

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Delvis Moreno	Pinnacle Bank	14801012500
(NAME)	(NAME)	
226 Wallace Rd.	1503 3rd Ave S Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashvile tn 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tan Pham,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Delvis Moreno,** Married 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. 254 on the Plan of Hillbrook Section 4, as of record in Plat Book 3842, Page 7 and amended in Book 3974, Page 787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tan Pham a/k/a Tan Ngoc Pham, by deed of record in Instrument No. 20040907-0108085 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 226 Wallace Rd., Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20170010275 DEEDWARR
Recvd: 02/03/17 10:06 2 pgs
Fees:13.00 Taxes:878.75
20170203-0011664

Witness my/our hands this 1st day of February, 2017.

Tan Pham

State of Tennessee
County of Williamson

Personally appeared before me Tan Pham, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 11722

