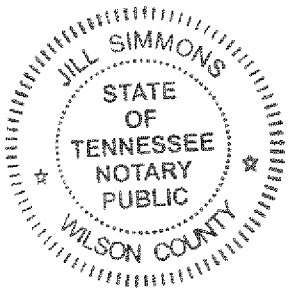
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phuoc Vinh Phan	Phuoc Vinh Phan	072-13-0-278.00
(NAME)	(NAME)	
813 Douglas Avenue	813 Douglas Avenue	**Davidson County DEEDWARR** **Recvd: 03/01/17 15:02 3 pgs** **Fees:18.00 Taxes:329.30** **20170301-0020417**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **Billy H. Thompson, Trustee under the Revocable Trust of Billy H. Thompson and Alice S. Thompson dated March 24, 2015**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Phuoc Vinh Phan and Nancy N. Pham, husband and wife**, 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 27 of Block "B" on the Plan of Map of Revised Subdivision of a part of L. M. EZELL'S 12.1 acre tract, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 50 feet on the northerly side of West Douglas Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Billy H. Thompson, Trustee under the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015 by Quitclaim Deed to Trustee from Billy H. Thompson and wife, Alice Simpson Thompson, dated March 24, 2015 and recorded April 2, 2015 of record in Instrument Number 20150402-0028920, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy H. Thompson and wife, Alice Simpson Thompson, by Warranty Deed from Robert K. Clark and wife, Maxine T. Clark, dated June 29, 1973 and recorded August 27, 1973 of record in Book 4741, Page 120, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 1130, Page 5, in the 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 813 Douglas Avenue, Nashville, TN 37206
(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 28 day of Feb, 2017.

By: Billy H Thompson, Trustee
Billy H. Thompson, Trustee under the Revocable Trust of Billy H. Thompson and Alice S. Thompson dated March 24, 2015

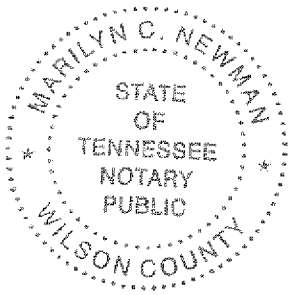
State of Tennessee
County of Wilson

Personally appeared before me Billy H. Thompson, Trustee under the Revocable Trust of Billy H. Thompson and Alice S. Thompson dated March 24, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2017.

Marilyn C. Newman
Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Kimie Perry 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

