WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027323 DEEDWARR
Recvd: 03/31/17 12:35 3 pgs
Fees:18.00 Taxes:1069.30
20170331-0031589

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of March, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joel Garner Lee and Helen Sarah Farnsworth	NEW OWNER	102 04 0 067.00
(NAME) 6405 Premier Drive	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Nine Thousand And No/100 Dollars ($289,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tuan Anh Tran and Dao Thi Dang, husband and wife and Phu Dang Tran and Bich T. Huynh, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joel Garner Lee, a single man Helen Sarah Farnsworth, a single woman as joint tenants with rights of survivorship,** 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 716, as shown on the map entitled Charlotte Park, Section XII, of record in Plat Book 2900, pages 127 and 128, 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 Tuan Anh Tran and wife, Dao Thi Dang, and Phu Dang Tran and wife, Bich T. Huynh by Warranty Deed from James D. Crow and wife, Libby Crow dated July 22, 2004 and recorded July 28, 2004 as Instrument No. 20040728-0090028, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 6405 Premier Drive, Nashville, TN 37209

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, has 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 our hands this 23 day of March, 2017

Tuan by Phu Tran as attorney in fact
Tuan Anh Tran, by Phu Dang Tran as attorney in fact

Dao by Phu Tran as attorney in fact
Dao Thi Dang, by Phu Dang Tran as attorney in fact

Phu Dang Tran

Bich T. Huynh

File Number: GRN-170954SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Phu Dang Tran and Bich T. Huynh, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2017.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Phu Dang Tran, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tuan Anh Tran and Dao Thi Dang, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Tuan Anh Tran and Dao Thi Dang, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2017.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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