Map 141-07, Group B, Parcel 066.00

This Instrument Was Prepared By:
Benjamin W. Weigel, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To: Mortgagee

Davidson County DEEDWARR
Recvd: 04/26/17 11:25 3 pgs
Fees:18.00 Taxes:991.60
20170426-0040958

New Owner:

My Ha Pham
404 Sunrise Court
Nashville, Tennessee 37221

Mortgagee:

Navigator Lending
10509 Professional Circle #201
Reno, NV 89521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DEVIN E. LAFAYE and wife, GINA CHIHARU LATENDRESSE, Grantors, have bargained and sold and by these presents do transfer and convey unto MY HA PHAM, an unmarried woman, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 101, on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Gina Chiharu LaTendresse and Devin E. Lafaye, both unmarried, joint tenants with right of survivorship to Devin E. Lafaye and wife, Gina Chiharu LaTendresse, as recorded on the 12th day of November, 2002 in Instrument No. 20021112-0139445 and Warranty Deed from Somerset Farms, a Tennessee joint venture to Gina Chiharu LaTendresse and Devin E. Lafaye, both unmarried, joint tenants with right of survivorship, as recorded on the 4th day of April, 1996 in Book 10004, Page 714, in the Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 404 Sunrise Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2017 Metropolitan Davidson County taxes are a lien not yet due and payable. Grantors have paid their prorate part thereof to Grantee who will be responsible for the payment of said taxes when they come due and payable. (2) All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their

heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hands on this the 20th day of April, 2017.

DEVIN E. LAFAYE

GINA CHIHARU LATENDRESSE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DEVIN E. LAFAYE and GINA CHIHARU LATENDRESSE with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 20th day of April, 2017.

NOTARY PUBLIC

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-05-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Sixty-Eight Thousand and no/100 ($268,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of April, 2017.

NOTARY PUBLIC

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-05-2020

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.