WARRANTY DEED

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00

Cleta L. Stott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney at Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison St.
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20170037868 DEEDWARR
Recvd: 05/04/17 10:30 2 pgs
Fees:13.00 Taxes:1061.53
20170504-0044199

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Minh Pham and Ngan Tran	same	181010B15900CO
(NAME)	(NAME)	
7352 Sugar loaf Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Cleta L. Stott-Rogers, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Minh Pham and wife, Ngan Tran, 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. 56 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, A Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cleta L. Stott-Rogers from Derek C. Deakins and wife, Lisa Deakins f/k/a Lisa B. Manning, by Warranty Deed dated November 25, 2009, of record as Instrument No. 20091203-0110818, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7352 Sugarloaf Dr., 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 do covenant with the said GRANTEES that 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 do further covenant and bind , 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 3rd day of May, 2017.

Cleta L. Stott-Rogers

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cleta L. Stott-Rogers**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
3/8/21

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

