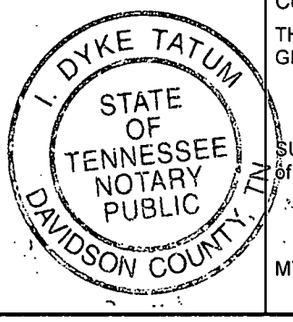
6

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony Nguyen and Truc T. Cam	Pinnacle Bank	114120A09400CO
(NAME)	(NAME)	
781 Goodpasture Ter	P.O. Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37133	
(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, We, **Joshua J. Burns and wife, Stephanie C. Burns,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tony Nguyen and Truc T. Cam, husband and wife,** 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. 94 on the Plan of Stoneridge Townhomes, Phase I, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property

Being the same property conveyed to Joshua J. Burns and wife, Stephanie C. Burns by deed dated October 5, 2007 from Marquis Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071017-0123303, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 122 Stonecrest Drive, Nashville, TN 37209
(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:T20170044481 DEEDWARR
Recvd: 05/25/17 10:13 2 pgs
Fees:13.00 Taxes:867.28
20170525-0052047

Witness my/our hands this 24th day of May, 2017.

Joshua J. Burns

Stephanie C. Burns

State of Tennessee
County of Davidson

Personally appeared before me Joshua J. Burns and Stephanie C. Burns, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Cam

