WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020
(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

W-RA-17-708

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Portman	**Mortgage Investors Group**	
(NAME) **708 William Howard Place**	(NAME) **8320 E. Walker Springs Lane, Ste 200**	**90-12-B-3.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Knoxville, TN 37923**	
(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 consideration, the receipt of which is hereby acknowledged, **HA HUYNH AND CUONG CHINH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY PORTMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the plan of Hodges Estates, of record in Plat Book 11700, Page 33, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ha Huynh by Warranty Deed from Billy Ray Barnette, Jr. and Jane E. Barnette, recorded March 16, 2004 in Instrument No. 20040316-0029875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 11701, Page 212, Register's Office for Davidson Couny, Tennessee.
- By Laws of record in Book 11701, Page 221, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20010202-0010627, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 20010322-0027723, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **708 William Howard Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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:T20170045578 DEEDWARR
Recvd: 05/30/17 12:36 2 pgs
Fees:13.00 Taxes:921.30
20170530-0053377

Witness my/our hand(s) this the 25th DAY OF MAY, 2017.

Ha Huynh

Ha Huynh

Cuong Chinh, spouse of Ha Huynh, hereby joins in this conveyance and does transfer and convey any and all marital interest Cuong Chinh may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HA HUYNH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CUONG CHINH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212