BILL GARRETT, Davidson County
Trans:T20170051111 DEEDWARR
Recvd: 06/15/17 09:47 2 pgs
Fees:13.00 Taxes:1017.50
20170615-0060067

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1102**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/14/2017**, by and between **Chau Tran and wife, Chin Le**, parties of the first part, and **Dawn Haley, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 657 on the Map of Charlotte Park, Section Eleven, as of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 657 fronts 75.0 feet on the southerly side of Annex Avenue and extends back 192.7 feet on the northeasterly line and 142.0 feet on the southwesterly line, to an irregular line in the rear on which it measures 82.0 feet.

Being the same property conveyed to Chau Tran and wife, Chin Le by Warranty Deed from James W. Chumney and wife, Lorene H. Chumney dated 07/08/2005, of record in Instrument No. 20050711-0080003, Register's Office for Davidson County, Tennessee, described as follows:

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **90 15 63**
☒ Improved **466 Annex Ave, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Chau Tran

Chin Le

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chau Tran and Chin Le** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of June, 2017..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

****

Owner's Name: **Dawn Haley**

and Address: **466 Annex Ave, Nashville, TN 37209**

Mail tax bills to

BBMC Mortgage
100 W. 22nd St. Suite 101
Lombard, IL 60148

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$275,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 14th day of June, 2017..

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM