Record & Return to:

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176667

BILL GARRETT, Davidson County
Trans:T20170059150 DEEDWARR
Recvd: 07/11/17 10:26 3 pgs
Fees:18.00 Taxes:327.45
20170711-0069571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of JULY, 2017.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nghia V Phan 4851 Aster Drive Nashville, TN 37211	New Owner	133-11-A-53.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jessica Lee Roberts Hickey f/k/a Jessica L. Roberts, a married woman and Janet Samborn Stevens f/k/a Janet S. Samborn, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nghia V Phan an unmarried man**, 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:

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. J-1 on the Plan of Canterbury Hall Condominium Apartments, created under Title 66, Section 27-101, et seq., as amended, and as established by Master Deed of record in Book 5440, page 255; as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominium Apartments of record in Book 5200, page 159, said Register's Office, for a more complete and accurate placement of such unit.

Being the same property conveyed to Jessica L. Roberts, a single woman and Janet S. Samborn, a single woman by Warranty Deed from Jean C. Elias, unmarried, dated March 18, 2008, recorded March 25, 2008, of record in Instrument No. 20080325-0030097, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 500 Paragon Mills #J1,.Nashville, TN 37211

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Jessica Lee Roberts Hickey and Janet Samborn Stevens, by Hutch Henderson pursuant to Power of Attorney executed by Jessica Lee Roberts Hickey and Janet Samborn Stevens on 06/30/2017, of record in Instrument No._____ & _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 5th day of JULY, 2017.

X Jessica Lee Roberts Hickey by Hutch Henderson attorney in Fact
Jessica Lee Roberts Hickey by Hutch Henderson, her
Attorney-in-Fact

X Janet Samborn Stevens by Hutch Henderson attorney in Fact
Janet Samborn Stevens by Hutch Henderson, her
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hutch Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Jessica Lee Roberts Hickey and that he/she is authorized by Jessica Lee Roberts Hickey to execute this instrument on his/her behalf.

Witness my hand and seal at Nashville, Tennessee, this 5th day of July, 2017.

Deborah L. Bissell

Notary Public, My commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hutch Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Jessica Lee Roberts Hickey and that he/she is authorized by Jessica Lee Roberts Hickey to execute this instrument on his/her behalf.

Witness my hand and seal at Nashville, Tennessee, this 5th day of July, 2017.

Deborah L. Bissell

Notary Public, My commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

EXHIBIT "A"
TO Warranty Deed
From: Jessi Lee Roberts Hickey
To: Nghia V Phan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 5th day of JULY, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires: 4-28-19