BILL GARRETT, Davidson County
Trans:T20170066285 DEEDWARR
Recvd: 08/02/17 09:59 2 pgs
Fees:13.00 Taxes:1054.50
20170802-0078454

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of July, 2017 by and between Philip Davis Construction, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Binh T. Pham and Tram T. Nguyen, a married couple, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being all of Lot No. 408, on the Final Plat. Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 200602160018813 and as re-recorded in Instrument No. 200605310063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Philip Davis Construction, a Tennessee limited liability company by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, and The Craig Company, dated April 8, 2016, recorded April 15, 2016, of record in Instrument No. 20160415-0036456, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from The Craig Company, a Tennessee corporation, dated April 16, 2007, recorded April 30, 2007, of record in Instrument No. 20070430-0050954, Register's Office for Davidson County, Tennessee. Further previously being part of the same property conveyed to The Craig Company by Warranty Deed from Cane Ridge Farms, LLC, dated February 27, 2006, recorded March 6, 2006, of record in Instrument No. 20060306-0025606, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 2413 Haskell Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Philip Davis Construction, LLC, a Tennessee limited liability company

By: _____
Philip Davis, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Philip Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Managing Member** of **Philip Davis Construction, LLC**, the within named bargainor, a limited liability company, and that he as such **Managing Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Managing Member**.

Witness my hand and seal, at office in Franklin TN, this the 31st day of July, 2017.

Notary Public
My Commission Expires: **My Commission Expires October 21, 2020**

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Binh T. Pham and Tram T. Nguyen
2413 Haskell Drive
Antioch, TN 37013

Send Tax Statements to: Gardner Financial

3503 Paesanos Pkwy

San Antonio TX 78231

Map & Parcel: 174-11-0-A-408.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $285,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of July, 2017.

Notary Public

My Commission Expires: 3/20/18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-355