WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File # 12252

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thu Ngoc Vu Nhu K. Huynh	SWBC Mortgage Corp	164080c01400co
(NAME)	(NAME)	
508 Aerie Landing	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*Joint Tenants with Right of Survivorship

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, **Minh C. Sinh and Mai Phan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thu Ngoc Vu and Nhu K. Huynh, both unmarried women,*** 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. 54 on the Plan of Hamilton Chase, Section 1 of record in Instrument No. 20051025-0128977 and amended by surveyors certificate of correction in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Minh C. Sinh and Mai Phan, by deed of record in Instrument No. 20131022-0109983 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 508 Aerie Landing, Antioch, TN 37013

(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: T20170066625 DEEDWARR
Recvd: 08/02/17 15:35 2 pgs
Fees: 13.00 Taxes: 740.00
20170802-0078897

Witness my/our hands this 27th day of July, 2017.

Minh C. Sinh

Mai Phan

State of Tennessee
County of Davidson

Personally appeared before me Minh C. Sinh and Mai Phan, 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 27th day of July, 2017.

Notary Public
My Commission Expires: _____

File No.: 12252

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020