BILL GARRETT, Davidson County
Trans:T20170069759 DEEDWARR
Recvd: 08/11/17 12:10 2 pgs
Fees:13.00 Taxes:795.50
20170811-0082516

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 10th day of August, 2017.

Shannon R. Richardson
Notary Public

My commission expires: 3/9/2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chanh Vetvong **Naly Vetvong**	**New Owner**	**Map/Parcel: 148-14-0-061.00**
3808 Creekside Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jerry Gaines Compton, now known as Jerry Gaines Homan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chanh Vetvong and Naly Vetvong, husband and wife

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. 62 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the northerly margin of Creekside Court, the common corners of Lots Nos. 61 and 62; thence northerly with the line between said two lots 164.70 feet to a monument at the common corner of Lots Nos. 61 and 62 & 63; thence easterly with the line between said Lots Nos. 61 & 62 161.45 feet to a point in the westerly margin of Creekside Court; thence southerly with the margin of same, 103.87 feet to a monument at the beginning of a curve; thence southwesterly around said curve, 38.39 feet to a monument in the northerly margin of said Creekside Court; thence westerly with the margin of the same 95 feet to the point of beginning.

Being the same property conveyed to Jerry Compton, by Quitclaim Deed, from Dorothy Gail Gossett, a widow, dated September 6, 1995, of record in Book 9792, Page 676, Register's Office for Davidson County, Tennessee, and being further vested in Jerry Compton, by Will of record as Probate Case 13P-54 Davidson County Probate. Jerry Compton having changed his name to Jerry Gaines Homan in File No. 14-278, by Order dated February 27, 2014, in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2663, Pages 62-63, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2759, Page 99, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3808 Creekside Drive, Nashville, TN 37211.

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 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.

Witness my/our hand(s) this 10th day of August, 2017.

Jerry Gaines Homan

Jerry Gaines Homan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jerry Gaines Compton, now known as Jerry Gaines Homan, unmarried, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170414JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027