BOX #14

G#30030-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071512 DEEDWARR
Recvd: 08/17/17 11:39 2 pgs
Fees:13.00 Taxes:673.40
20170817-0084591

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$182,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2017.

Notary Public

My commission expires: 7-7-21

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Victor Pham and Andy Nguyen Dan	**"New Owners"**	**16206030300**
400 Josephine Court		
Antioch, TN 37013		

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

Steve Michaels, unmarried

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

Victor Pham, a married man, as to a 50% undivided interest, and Andy Nguyen Dan, a married man, as to a 50% undivided interest, as tenants in common, without rights of survivorship

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. 75 on the Plan of Valley Green, of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 92.00 feet on the easterly margin of Valley Way and extends back 132.37 feet on the northerly line and 134.09 feet on the southerly line to a dead line in the rear, measuring 65.0 feet thereon.

BEING the same property conveyed to Steve Michaels, unmarried, by Warranty Deed dated May 13, 2002, from Dale Hire, of record in Instrument No. 20020522-0062546, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **112 Valley Way, Antioch, TN 37013**.

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 **16th** day of **August, 2017.**

Steve Michaels

Steve Michaels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steve Michaels,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **August, 2017.**

Notary Public

My Commission Expires: 7-7-21

