Davidson County DEEDWARR
Recvd: 08/22/17 14:49 2 pgs
Fees:13.00 Taxes:961.63
20170822-0086237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$259,900.00.**

Affiant

Subscribed and sworn to before me this 17 day of August, 2017

Notary Public
My Commission expires 7/8/19
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tu N. Trieu	Franklin American Mortgage Company	081-08-0-506.00
1901 Delta Avenue	6100 Tower Circle Suite 600	
Nashville, TN 37208	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 1901 Delta Avenue Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tu N. Trieu, a single woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly part of Lot No. 592, on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register;s Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the westerly side of Delta Avenue and runs back between lines 94.3 feet on its northerly line and 94.8 feet on its southerly line along the northerly margin of Coffee Street to a dead line on which it measures 50 feet.

Being the same property conveyed to Amanda Dean, Trustee for The 1901 Delta Avenue Trust, from Charlie Christian Sr., by deed on April 15, 2016, of record in Instrument Number 20160421-0038784, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **1901 Delta Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 17, 2017.

The 1901 Delta Avenue Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 17, 2017

My commission expires 5-5-19

Notary Public

EMMALEIN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.