BILL GARRETT, Davidson County
Trans:T20170078017 DEEDWARR
Recvd: 09/06/17 12:29 2 pgs
Fees:13.00 Taxes:664.15
20170906-0091638

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $179,500.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 5th day of September, 2017.

Notary Public
My commission expires: 12-1-2020

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Canh Minh Pham<br>3667 Tampa Dr.<br>Nashville, TN 37211 | Canh Minh Pham<br>3667 Tampa Dr.<br>Nashville, TN 37211 | 134-13-0 204.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JORGE A. BAEZ AND ROSA MARIA CASE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CANH MINH PHAM AND CHAU HUE LY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 318 on the Plan of Hillbrook, Section 5, as of record in Book 3700, Page 73, Register's Office for Davidson County, Tennessee, and being described according to a survey by John Kohl, dated December 19, 1975, as follows:

Said part of Lot No. 318, which is a corner lot, fronts 90.55 feet, more or less, on the southwesterly margin of Tampa Drive and fronts 117 feet, more or less, on the southerly margin of Harding Place as widened and extends back 113.4 feet on the southwesterly line and 134.2 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Jorge A. Baez, unmarried, by deed from Glenn Michael Shoop, Unmarried and Mark A. Shoop, Married, dated 01/18/2006, of record in Instrument No. 20060126-0010069, said Register's Office.

The said Jorge A. Baez having since been married to Rosa Maria Case.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3667 Tampa Dr., 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

cp cl

Witness my hand this the 5th day of September, 2017.

Jorge A. Baez

Rosa Maria Case

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jorge A. Baez and Rosa Maria Case, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY