This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17432

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-M9R-17-1845

Bill Garrett Davidson County
Batch# 5518 **DEEDWARR**
09/28/2017 09:42:05 AM 3 pgs
Fees: $18.00 Taxes: $603.10

20170928-0099242

Send Tax Bills To:
Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

New Owner is:
Han Thi Tran
1345 Bell Road #437
Antioch, TN 37013

MAP: 162-12-0B

PARCEL: 080.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dennis Williams and wife, Alison Joy Williams**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Han Tran and Huy Vo***, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1345 Bell Road #437, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 13-D, Tract Three, Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Dennis Williams and Alison Joy Williams, husband and wife, by Warranty Deed from Benjamin Mozie, married, dated 9/8/14 and recorded 9/18/14 in Instrument No. 20140918-0085609, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

*wife and husband

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 06 day of September, 2017.

GRANTOR(S):

DENNIS WILLIAMS

ALISON JOY WILLIAMS

ACKNOWLEDGEMENT

COUNTRY OF **SERVING WITH THE ARMED FORCES OVERSEAS IN**
STATE/PROVINCE/ OF **VICENZA, ITALY**
CITY OF _____

Before me, the undersigned a Notary Public within and for the said Country, State/Province and City aforesaid, and authorized to acknowledge documents for us in the United States of America, personally appeared **Dennis Williams and Alison Joy Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6th day of September, 2017.

NOTARY PUBLIC
My Commission Expires: Indefinite under 10, USC, 1044a.

This acknowledgment is executed in my official capacity under the authority granted by Title 10, USC, Section 1044a

Office of the Staff Judge Advocate 10 USC 1044a Authorized to administer oaths and act as a notary public Military Notary United States Army

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $163,000.00

AFFIANT

SWORN TO and subscribed before me this 27th day of September, 2017.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NOTARY PUBLIC
My commission expires: 7/6/20