WARRANTY DEED

Bill Garrett Davidson County
Batch# 23155 **DEEDWARR**
11/07/2017 10:33:59 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20171107-0114451

W-CR-17-3920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thuy Xuan Tran and Vien Thi Lam	New Owner	
(NAME)	(NAME)	**175-00-0-044.00**
3920 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM B. BURKITT, JR. AND WIFE, THUY L. BURKITT AND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THUY XUAN TRAN AND WIFE, VIEN THI LAM,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract 1:
Land lying in Davidson County, Tennessee, being in the Second, formerly the Third, Civil District of Davidson County, Tennessee and more particularly described as follows:

Being part of Lot No. 5 in the Cimarron Subdivision of the Isaac Whitworth property.
Beginning at a point in the center of Murfreesboro Pike 406.6 feet south of the center of the intersection of Old Hickory Boulevard and the Murfreesboro Pike, running thence north 37-3/4° east 250 feet to a pin, thence running north 2 1/2° east 149 feet thence east 143 feet to a point then south 2 1/2° west 300 feet to a point thence 50 feet southeast parallel with Murfreesboro Pike to a point thence south 37-3/4° west 250 feet to a stake in the center of Murfreesboro Pike 155.4 feet to the beginning.

Tract 2:
Land situated and lying in Davidson County, being part of Lot No. 5 on the Cimarron Subdivision of the Isaac Whitworth property described as follows:

Beginning, at a point in my north line 250 feet from the center of Murfreesboro Road, thence northwest 50 feet to a stake, thence north 2 1/2° east 300 feet to a point in the northwest line, thence east 79-1/3 feet to a point, thence south 2 1/2° west 125 feet, thence east 150 feet to a point, thence south 37-3/4° west 275 to the beginning.

Being the same property conveyed to William B. Burkitt, Jr. and wife, Thuy L. Burkitt and Marguerite P. Burkitt, as tenants in common with rights of survivorship by Quitclaim Deed from William B. Burkitt, Jr., married and Marguerite P. Burkitt, widowed of record in Instrument No. 20120118-0004881 Register's Office for Davidson County, Tennessee, dated January 12, 2012 and recorded on January 18, 2012.

This conveyance is subject to:
- Taxes for the year 2017.
- Grant of Transmission Line Easement of record in Instrument Number 20020125-0010711, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3920 Murfreesboro Road, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF NOVEMBER, 2017.

William B. Burkitt, Jr.

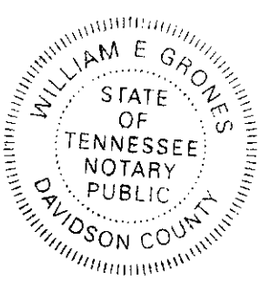
Thuy L. Burkitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. BURKITT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THUY L. BURKITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2017.

Notary Public
My Commission Expires: 8/20/2019
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RETURN TO:
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Nashville, TN 37212