Bill Garrett Davidson County
Batch# 28901 DEEDWARR
11/21/2017 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20171121-0119748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF NOVEMBER 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/10/19

STATE OF TENNESSEE NOTARY PUBLIC DAWN THOMPSON COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4081B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Charlie Ly and Tuyet Thi Ngoc Ly	Charlie Ly & Tuyet Thi Ngoc	173-08-0A-017.00-CO
1108 Streamdale Point East	1108 Streamdale Pt East	
Antioch, TN 37013	Antioch TN 37013	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHYLANICE A. NASHE, MARRIED

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

CHARLIE LY AND TUYET THI NGOC LY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 78 on the Plan of Final Plat, Section One, Deer Valley, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20030205-0016206, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phylanice A. Nashe, married by Special Warranty deed from Bank of America, National Association as Successor by Merger to LaSalle Bank National Association as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificated, Series 2007-HE1, by EMC Mortgage Corporation, as Attorney-in-Fact of record in Instrument No. 20100305-0017046 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on March 05, 2010.

Turner Nashe joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1108 Streamdale Point East, 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 in 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 hand on the 17th day of November 2017.

Phylanice A. Nashe

Turner Nashe

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, PHYLANICE A. NASHE AND TURNER NASHE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of November 2017.

Notary Public

My Commission Expires: 10/12/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-4081B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

