Bill Garrett Davidson County
Batch# 30423 DEEDWARR
11/28/2017 08:52:20 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20171128-0121000

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley E. Felts **Tracy Felts**	New Owner	**05114002800**
803 Lemont Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hieu Thi Huynh, a unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley E. Felts and Tracy Felts, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Tract II:
Land in Davidson County, Tennessee, and being part of Lot 45 on the Plan of Gra-Mar Acres, Section 5, as of record in Book 2330, page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said tract fronts twenty feet on the northerly side of Lemont Drive and extends back 282.9 feet on the westerly side, 12 feet on the northerly side of said lot, and the easterly line of said tract runs from a point 12 feet easterly from the southwest corner of Lot 45, being a tract of land 20 feet wide on the South and 12 feet wide on the North, of the western portion of said Lot 45.

Being the same property conveyed to Dinh Van Nguyen, by Special Warranty Deed from CitiFinanical Mortgage Company, Inc., dated June 13, 2008, of record in Instrument No. 20080703-0068933, Register's Office for Davidson County, Tennessee. Dinh Van Nguyen conveyed his interest to Hieu Thi Huynh, by Quitclaim Deed dated November 7, 2012, of record in Instrument No. 20121214-0115374, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Book 2331, page 80, Book 2330, page 19, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 803 Lemont Drive, Nashville, TN 37216.

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 and assigns forever; and we do covenant with 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.

Hieu Thi Huynh Date: 11/21/17
Hieu Thi Huynh

_____ Date: _____

STATE OF ~~Tennessee~~ Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Hieu Thi Huynh, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of November 2017.

NOTARY PUBLIC

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.