(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas J. Diedrich	New Owner	163-05-0A-032.00-CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, Unit 828		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Leck Vongsaphay, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Douglas J. Diedrich, an unmarried man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being Lot 32 as shown on the Plan of Phase I, Hickory Hollow Townhomes (Mill Park), of record in Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Leck Vongsaphay, single, by Special Warranty Deed, dated September 12, 2007, from LaSalle Bank National Association, as trustee under the Pooling and Servicing Agreement Dated as of May 1, 2006, GSAMP Trust 2006-HE3, by Litton Loan Servicing LP, as Attorney In-Fact, of record in Instrument No. 20070927-0115321, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback line, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, Unit 828, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Bill Garrett Davidson County
Batch# 31938 DEEDWARR
11/30/2017 03:56:06 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20171130-0122493

File No.: 10428
TN Warranty Deed

Witness my hand this 27th day of November, 2017.

Leck Vongsaphay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 27th day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leck Vongsaphay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 12-22-19

Notary Public

