WARRANTY DEED

Bill Garrett Davidson County
Batch# 34367 DEEDWARR
12/07/2017 10:03:02 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20171207-0124833

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Kim Phan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-16-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mekonen ~~Teklesnbt~~ TEKLESENBET	new owner	149-05-0-049.00
(NAME)	(NAME)	
4772 Apollo Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2834		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **LONG THANH NGUYEN AND KIM SA THI PHAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEKONEN ~~TEKLESNBT~~ TEKLESENBET,** a single man, HEREINAFTER CALLED THE GRANTEE, 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. 53 on the Plan of Barclay Square, Section 3 of record in Plat Book 4675, Page 154, in the Register's Office for Davidson County, Said Lot 53 fronts 73.96 feet on the Easterly margin of Apollo Drive and extends back 140.00 feet on the Northerly line and 125.00 feet on the South line, to a line on the rear on which it measures 49.17 feet.

Being the same property conveyed to Long Thanh Nguyen and Kim Sa Thi Phan, as tenants by the entirety by Cash deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9673, page 86, Register's Office for Davidson County, Tennessee, dated May 11, 1995 and recorded on May 16, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Cheatham County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4772 Apollo Dr., 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.

Witness my hand this 1st day of December, 2017.

Long Thanh Nguyen

Kim Sa Thi Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Long Thanh Nguyen and Kim Sa Thi Phan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of December, 2017.

Notary Public

My commission expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-KW17-4772