WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

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
Trang Hoang	LoanDepot.Com, LLC	142-14-0C-059.00-CO
(NAME)	(NAME)	
7325 River Park Drive	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Foothill Ranch, CA 92610	
(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, Stephn Goeller, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Trang Hoang and Dinh Phan, wife and husband, and Mylinh Phan, an unmarried woman, as tenants in common, 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 20B of McPherson Place Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing McPherson Place Townhomes of record in Instrument Number 20060601-0064701 , in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Declaration.

BEING a portion of the same property conveyed to Stephen Goeller by Warranty deed from Steve Chaisson of record in Instrument No. 20060606-0066745, Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 6, 2006 and being the same property conveyed to SHG Holdings, LLC from Stephen Goeller, by Quitclaim Deed dated October 31, 2017 and recorded October 31, 2017 at Instrument No. 20171031-0111627, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 754 Mcpherson Drive, Nashville, TN 37221
(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# 36431 DEEDWARR
12/12/2017 01:36:29 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20171212-0126681

File No.: 10416
TN Warranty Deed

Witness my hand this 8th day of December, 2017.

SHG Holdings, LLC

By: Stephen Goeller
Stephen Goeller, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephen Goeller, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the member of **SHG Holding, LLC**, the within named bargainor, a limited liability company, and that he as such member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such member.

WITNESS my hand and seal this 8th day of December, 2017.

My Commission Expires:
9-7-21

Angela G. Batson
Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2021