Bill Garrett Davidson County
Batch# 52689 DEEDWARR
01/29/2018 01:49:07 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20180129-0009057

NEW OWNER:

Anthony Poon
Aimee Khounmy
5134 Ashley Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0780 FR

161-06-0-040.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars ($255,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NICOLE GARDNER AND LINDA L. GARDNER**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANTHONY POON, UNMARRIED MAN, AND AIMEE KHOUNMY, UNMARRIED WOMAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, 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 Nicole Gardner, unmarried by Warranty Deed from Jennifer C. Oswalt, unmarried of record in Instrument No. 20051102-0132248 Register's Office for Davidson County, Tennessee, dated October 27, 2005 and recorded on November 02, 2005. (Value of consideration shown in aforementioned deed $177,500.00.)

Being the same property conveyed to Nicole Gardner, unmarried and Linda L. Gardner, married by Quitclaim Deed from Nicole Gardner, unmarried of record in Instrument No. 20051102-0132251

Register's Office for Davidson County, Tennessee, dated October 27, 2005 and recorded on November 02, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 5134 Ashley Drive Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **January, 2018**.

Nicole Gardner
NICOLE GARDNER

Linda L. Gardner by Nicole Gardner her Attorney-in-Fact
LINDA L. GARDNER
by Nicole Gardner, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson BD

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NICOLE GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **January, 2018**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Nicole Gardner** to me known to be the person who executed the foregoing instrument in behalf of **Linda L. Gardner** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Linda L. Gardner**.

WITNESS my hand and official seal at office this 2nd day of **January, 2018**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **255,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of **January, 2018**.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018