Bill Garrett Davidson County
Batch# 66904 DEEDWARR
03/09/2018 09:58:31 AM 2 pgs
Fees: $13.00 Taxes: $680.80
20180309-0022366

RECORD AND RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
VT180200050 18110058, TG#6809940, Tribeca#272985

WARRANTY DEED

RUSSELL FOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires May 1, 2021

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 5, LLC **P.O. Box 4090** **Scottsdale, AZ 85261**	**SAME**	**165—09-OA-042.00 CO**

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 ACKNOWLEDGED, WE,

Daisy Truong, Unmarried

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

Property Owner 5, LLC, a Delaware Limited Liability Company

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:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Lakewood Village, Section 2, of record in Instrument Number 20000215-0015148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Daisy Truong, by Warranty Deed from Long T. Nguyen, unmarried, dated 6/29/17 and recorded 7/3/17 in Instrument No. 20170703-0066756, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Long T. Nguyen by Warranty Deed from Family Trust, GP, dated 8/29/08 and recorded 9/4/08 in Instrument No. 20080904-0090702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **1856 Lakewood Village Drive, Antioch, TN 37013**
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 our hands this 5th day of March, 2018.

Daisy Truong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daisy Truong the bargainor(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 and official seal at Nashville, Tennessee, this 5th day of March, 2018.

Commission Expires:_____

Notary Public

