Bill Garrett Davidson County
Batch# 67764 DEEDWARR
03/12/2018 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20180312-0023072

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2018.

Notary Public
My commission expires: 1/20/19

KAREN S. FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

17-1802-172924

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phuoc Vinh Phan	Same as new owner	091-13-0-260.00
407 B Eastboro Dr		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Myrtle Elizabeth McCord, now Myrtle Elizabeth Sutherland**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phuoc Vinh Phan and wife, Nancy Ngoc Pham**, hereinafter called the Grantees, their successors 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. 52, on the Plan of E. T. Brown Subdivision of an 18 Acre Tract, of record in Book 332, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cecil W. McCord and wife, Myrtle Elizabeth McCord by deed from Morris C. Irwin and wife, Ella L. Irwin, dated July 18, 1959, recorded July 20, 1959, of record in Book 2926, Page 53, Register's Office for Davidson County, Tennessee. The said Cecil W. McCord having since died on May 29, 1988, leaving Myrtle Elizabeth McCord as surviving tenant by the entirety. Myrtle Elizabeth McCord is now known as Elizabeth Sutherland.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Kirkman Sutherland, spouse of Grantor, joins in this execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This property is improved property known as 407 B Eastboro Dr, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of March, 2018.

Myrtle Elizabeth Sutherland

Myrtle Elizabeth Sutherland

Kirkman Sutherland

Kirkman Sutherland

STATE OF TENNESSEE
COUNTY OF DICKSON

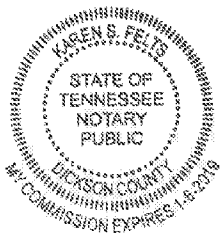
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Myrtle Elizabeth Sutherland and Kirkman Sutherland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 5th day of March, 2018.

Karen S. Felts

State of Tennessee at Large

My Commission expires: 1/16/19



True Copy Certification

I, Karen S. Felts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Charlotte A. Burbank, a notary public for this county and state, Karen S. Felts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

CHARLOTTE A. BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JULY 6, 2020