Bill Garrett Davidson County
Batch# 70804 DEEDWARR
03/19/2018 01:32:36 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20180319-0025732

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/19/2020 (AFFIX SEAL)

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phol Huy, a married man	Regions Mortgage (NAME)	051-11-0-063.00
1623 Wilson Pike (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Peggy Tucker, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phol Huy, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 74, ON THE PLAN OF OAKLAND ACRES, SECTION 7, AS OF RECORD IN BOOK 2663, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 74 FRONTS 122 FEET ON THE EASTERLY SIDE OF FREDA VILLA AND RUNS BACK 350.4 FEET ON THE NORTHERLY LINE AND 352.4 FEET ON THE SOUTHERLY LINE TO THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF THE L & N RAILROAD MEASURING 122 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PEGGY TUCKER, UNMARRIED, BY WARRANTY DEED FROM BETTY B. WHITTEN, OF RECORD IN INSTRUMENT NO. 20070508-0055266, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 213 Freda Villa, Madison, TN 37115
(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/our hand(s) this 16th day of March, 2018.

WARRANTY DEED
(Continued)

Peggy Tucker

Peggy Tucker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Tucker, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

