This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 72414 DEEDWARR
03/22/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180322-0027245

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $265,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of March, 2018.

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Trinh N. Tran
Phuoc T. To
6106 Nashua Avenue
Nashville, TN 37209-1220
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09105024400

WARRANTY DEED

18NT00113

Effective the 22nd day of March, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DIANE TRAN, A SINGLE WOMAN AND MAI T. LE, A SINGLE WOMAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TRINH N. TRAN AND PHUOC T. TO, WIFE AND HUSBAND

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Mosswood Heights, Section 2 of record in Plat Book 4175, Page 155, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 37 fronts 58.1 feet on the Northerly margin of Nashua Avenue and extends back 122.0 feet on the Westerly line and 122.0 feet on the Easterly line to a dead line in the rear, measuring 58.1 feet thereon.

Being the same property conveyed to Diane Tran, a single woman, and Mai T. Le, a single woman, by Quit Claim Deed from Duoc V. Tran, an unmarried person and Diane Tran, who acquired title as Tam D. Dien, an unmarried person, dated 10/02/2015 and recorded 10/16/2015 as Document Number 20151016-0105555, Register's Office for Davidson County, TN.

This is an improved property commonly known as 6106 Nashua Ave., 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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22nd day of March, 2018

Diane Tran

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Diane Tran, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of March, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Mai T. Le

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mai T. Le, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of March, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

201803220027245

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY