(1)

Bill Garrett Davidson County
Batch# 112309 DEEDWARR
07/03/2018 11:45:46 AM 2 pgs
Fees: $13.00 Taxes: $1,091.29

20180703-0064446

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1230

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,942.00

Deborah Crenshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
~~29~~th day of June, 2018
28

Carol Gahafer
Notary Public
Commission Expires: 09-24-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Duy Dao 2651 Avery Park Drive Nashville, TN 37211	First Bank, ISAOA/ATIMA 318 Seaboard Lane, Suite 205 Franklin, TN 37067	173-09-0A-820.00-CO

WARRANTY DEED

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, I/WE,

Herman Vandenberg and Rebecca Vandenberg, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Duy Dao and Sophia Dao, husband and wife

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. 622 on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village of record in Plat at Instrument No. 20080508-0047738, 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 Herman Vandenberg and Rebecca Vandenberg, husband and wife by Warranty deed from Charles W. Haley and Lauren R. Haley, Trustees of the Haley Revocable Living Trust, dated January 20, 2015 of record in Instrument No. 20170104-0000708 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2651 Avery Park Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of June, 2018.

Herman Vandenberg

Rebecca Vandenberg

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Herman Vandenberg and Rebecca Vandenberg

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 Alpharetta, GA this ~~29th~~ 28 day of June, 2018.

Notary Public

My Commission Expires: 09-24-2018

CAROL GAHAFER NOTARY PUBLIC Exp. Sept. 24, 2018 FULTON COUNTY, GA

Notary Seal