Bill Garrett Davidson County
Batch# 114807 DEEDWARR
07/11/2018 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20180711-0067044

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of June, 2018.

Notary Public

Commission Expiration:

CARRIE ANN PORTER NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Phuong Le and Anh Q. Le., and Cathy Tran 7323 Autumn Crossing Way Brentwood, TN 37027	SAME AS NEW OWNER.	-181100B03800CO

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, WE, **Anh T. Le and Linh T. Vu,** husband and wife HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phuong Le, a married woman and Anh Q. Le, a married man, and Cathy Tran, an unmarried woman.** 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:

Property known as 7323 Autumn Crossing Way Brentwood, TN 37027, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plat of Centex at Concord, Phase II, of record in Instrument No. 20051011-0122365, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anh T. Le and Linh T. Vu by deed from Lisa M. Stone and husband, Scott Stone dated 09/28/2016 filed and recorded 10/11/2016 of record as Instrument No. 20161011-0107682, said Register's Office.

Tax Map and Parcel ID is as follows 181100B03800CO

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.

This is improved property known as 7323 Autumn Crossing Way, Brentwood, TN 37027

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 unemcumbered, 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 hand this 29th day of June, 2018.

Anh T. Le

Linh T. Vu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me personally appeared **Anh T. Le and Linh T. Vu**, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of June, 2018.

Notary Public

Commission Expiration: 8-1-2019

BARBARA ROBERTSON
Notary Public
State at Large
Kentucky
My Commission Expires Aug 1, 2019

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

