Bill Garrett Davidson County
Batch# 118595 DEEDWARR
07/19/2018 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20180719-0070545

Record 2nd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2018.

Notary Public

My commission expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thuy Le Huynh **Hung V. Phan**	**REGIONS BANK**	**147-07-0A-008.00 C0**
4954 Edmondson Pike #8	**2050 Parkway Office Circle**	
Nashville, TN 37211	**Birmingham, AL 35244**	

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 ACKNOWLEDGE, WE,

Jianfel Sun and Jue Zhou, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thuy Le Huynh and Hung V. Phan, wife and husband

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 Unit No. 8 on the Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jianfel Sun and Jue Zhou, husband and wife, by Warranty Deed from Abby N, Gifford & Abby Nicole Stephens, dated November 23, 2015, of record in Instrument No. 20151124-0119031, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-Laws in Book 5197, Page 585, said Register's Office.

Easements of record in Book 3255, Page 532, said Register's Office.

Rules and Regulations in Book 6636, Page 970, said Register's Office.

QCD in Book 5201, Page 958, said Register's Office.

Storm Water Detention Agreement in Book 10010, Page 45, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4954 Edmondson Pike #8, 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 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 in 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.

_____ Date: 7/17/2018.
Jianfel Sun

Jue Zhou by her attorney Date: 7/17/2018
Jue Zhou, by her attorney in fact, Jianfel Sun
in fact.

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, a Notary Public of said County and State, Jianfel Sun, the within named Grantor(s), 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, at office, this 17th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 7-11-21

SAM A. KLABURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jianfel Sun, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Jue Zhou, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument Number -201807190070544, in said Register's Office.

Witness my hand and official seal at office, this 17th day of July 2018.

Notary Public

My Commission Expires: 7-11-21

SAM A. KLABURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

