Bill Garrett Davidson County
Batch# 134882 DEEDWARR
08/29/2018 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20180829-0085647

WARRANTY DEED

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF August, 20 18.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nhung T. Duong and Len Tran	First TN Bank NA	
(NAME) 433 Annex Ave.	(NAME) 12195 Metro Parkway Ste 2	090 15 0 083.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Fort Meyers, FL 339106	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LYNN ALAN HAGAR, SUCCESSOR TRUSTEETHE HAGAR JR. FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY 27, 2006,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NHUNG T. DUONG AKA NHUNG DUONG, A SINGLE WOMAN AND LEN TRAN AND SPOUSE, ANH T. DUONG, TENANCY BY THE ENTIRETY,** 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 No. 1135 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from James E. Hagar Jr. and Lois L. Hagar, husband and wife to James E. Hagar Jr. and Lois L. Hagar, Trustees of The Hagar Jr. Family Revocable Living Trust dated February 27, 2006 as recorded on the 17th day of March, 2006 in Instrument No. 20060317-0031060, in the Register's Office of Davidson County, Tennessee.James E. Hagar, Jr. and Lois L. Hagar are deceased. Lynn Alan Hagar is Successor Trustee of the Hagar Jr. Family Revocable Living Trust dated February 27, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 433 Annex Ave., Nashville, TN 37209
(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 hand this 28 day of August, 2018

THE HAGAR JR. FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY 27, 2006

BY: Lynn Alan Hagar

LYNN ALAN HAGAR, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Lynn Alan Hagar with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The Hagar Jr. Family Revocable Living Trust Dated February 27, 2006, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 28 day of August, 2018

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

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)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER