NEW OWNER:

Canh M. Pham
Chau H. Ly
P.O. BOX 90678
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0500

SEND TAX BILLS TO:

Canh M. Pham
Chau H. Ly
P.O. BOX 90678
Nashville, TN 37209

148-01-0-188.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 137194 **DEEDWARR**
09/05/2018 11:57:10 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20180905-0087772

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Two Thousand and 00/100 Dollars ($162,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **OMARI DOWNEY, AN UNMARRIED PERSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CANH M. PHAM AND CHAU H. LY, A MARRIED COUPLE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Hillbrook, Section 6 of record in Plat Book 4175, Page 7, 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 Omari L. Downey, an unmarried person by Warranty deed from Abdulaziz Guler and wife Sukran Guler and Huseyin Koc and Nadire Koc of record in Instrument No. 20130131-0010288 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on January 31, 2013.

Being also known as 281 Comroe Road Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28 day of **August, 2018**.

OMARI DOWNEY

STATE OF CALIFORNIA

COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, OMARI DOWNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **August, 2018**.

NOTARY PUBLIC

My commission expires: Oct 12, 2018

OFFICIAL SEAL
A. O'LOUGHLIN
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 2081693
SAN DIEGO COUNTY
MY COMM. EXP. OCT. 12, 2018

****

The actual consideration or value, whichever is greater, for this transfer is $ **162,000.00** .

Omari Downey

AFFIANT

Sworn to and subscribed to before me this 28th day of **August, 2018**.

NOTARY PUBLIC

My commission expires: Oct 12, 2018

OFFICIAL SEAL
A. O'LOUGHLIN
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 2081693
SAN DIEGO COUNTY
MY COMM. EXP. OCT. 12. 2018