G#31344-2

BOX #14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154608 DEEDWARR
10/29/2018 09:17:43 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20181029-0106637

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2018.

Notary Public

My commission expires: July 8, 2019

(AFFIX SEAL)

JEFFREY S. BEVILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Loan Nguyen and Danny Tran	**"New Owners"**	**147070B02500CO**
4958 Edmondson Pike #25		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Hattie S. Jordan, unmarried

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

Loan Nguyen and Danny Tran, 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:

BEING Unit No. E-25 on the Plan of Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hattie S. Jordan, unmarried, by Warranty Deed dated March 28, 1988, from Goldome, F.S.B., of record in Book 7503, Page 221, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Hattie S. Jordan, pursuant to a Durable Power of Attorney executed by her on the 10th day of November, 2017, of record in Instrument No. 20181029-0106636, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Woodlea Place, of record in Book 5197, Page 544, Register's Office for Davidson County, Tennessee;

3) By-Laws of Woodlea Place Homeowners Association of record in Book 5197, Page 585, said Register's Office;

4) Woodlea Place Townhomes Adopted Rules and Regulations of record in Book 6636, Page 970, Register's Office for Davidson County, Tennessee;

5) Conveyance of Open Space to Woodlea Place Homeowners Association of record in Book 5201, Page 958, said Register's Office;

6) All matters shown on the Boundary Plat of record in Plat Book 4675, Page 66, said Register's Office; and,

7) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein, and the subsequent years, not yet due and payable.

This is improved property, known as: **4958 Edmondson Pike #25, 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 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/our hand(s) this **26th** day of **October, 2018.**

Hattie S. Jordan
By Ruthie J. Hambrick Attorney-In-Fact

Hattie S. Jordan
By Ruthie J. Hambrick, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Ruthie J. Hambrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Hattie S. Jordan,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Hattie S. Jordan** for the purpose therein contained, by signing the name of **Hattie S. Jordan** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **October, 2018.**

Notary Public

My Commission Expires: July 8, 2019

