WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158953 DEEDWARR
11/13/2018 03:33:13 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20181113-0111924

File No.: ALW-18-2156B-CDF

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JAOEN SKYE SUTTIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VINCENT PHAMVAN, MARRIED MAN	FRANKLIN SYNERGY BANK	105112E00200CO
(NAME)	(NAME)	
1431 14th Ave S	3359 ASPEN GROVE, STE 100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **2156 BYRUM AVENUE, GP**, A TENNESSEE GENERAL PARTNERSHIP herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **VINCENT PHAMVAN, MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 2156 BYRUM AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180118-0005530, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from William Smallman, a 51% interest and Moyo Suarez, a 49% interest, as tenants in common to 2156 Byrum Avenue, GP as recorded on the 1st day of November, 2017 in Instrument No. 20171101-0112148; part of Warranty Deed from Rachel R. Walden and husband, Joel Ziegenmier to William Smallman, a 51% interest and Moyo Suarez, a 49% interest, as tenants in common as recorded on the 2nd day of January, 2015 in Instrument No. 20150102-0000277 and part of Warranty Deed from Gary W. Wise and wife, Linda S. Wise to Rachel R. Walden and husband, Joel Ziegenmier as recorded on the 29th day of September, 2006 in Instrument No. 20060929-0121047, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2156 BYRUM AVE UNITB, NASHVILLE, TN 37203
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 9th day of November, 2018.

2156 Byrum Avenue, GP

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of November, 2018, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 2156 Byrum Avenue, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of November, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171