THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25443

Karen Y Johnson Davidson County
Batch# 164731 **DEEDWARR**
11/26/2018 11:13:17 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20181126-0115120

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quy Dinh Le	NEW OWNER	
7417 Campton Road		02200023500
Nashville, TN 37211		
(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, **Pamela Diane Anderson, married, and Carmen Jones, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quy Dinh Le, single,**

HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of Re-Subdivision of Lot No. Two Joelton Village, Section Two Subdivision of record in Plat at Instrument No. 20010109-0002735, 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 Larry J. Ennis, by Substitute Trustee's Deed dated March 28, 2003, from Homer R. Ayers, Substitute Trustee, of record in Instrument No. 20030402-0043770, Register's Office for Davidson County, Tennessee. Larry J. Ennis having since died testate on November 04, 2006, title to the subject property was established in M. Nathan Ennis, as to a fifty percent (50%) undivided interest, and Linda Ennis Deloney (A/K/A Linda Yvonne Ennis Deloney) as to a fifty percent (50%) undivided interest, by operation of law, as evidenced in the Last Will and Testament of Larry Joe Ennis, filed in the office of the Probate Court for Davidson County, Tennessee, Probate No. 06P-1965, and recorded in Instrument No. 20070309-0029604, said Register's Office.

LINDA Yvonne Ennis Deloney (A/K/A Linda Ennis Deloney) having since died testate on October 02, 2008, her interest in the subject property (the "LYED Interest") was established in Cynthia Lynn Smith, as to a twenty-five percent (25%) undivided interest, and Gary Dean Deloney, as to a twenty-five percent (25%) undivided interest, by operation of law, as evidenced in the Will filed in the office of the Probate Court for Davidson County, Tennessee, Probate No. 091285.

THE said Marvin Nathan Ennis (A/K/A M. Nathan Ennis) having since died testate on December 21, 2012, his interest in the subject property (the "MNE Interest") was established in Pamela Diane Anderson, as to a twenty-five percent (25%) undivided interest, and Carmen Jones, as to a twenty-five percent (25%) undivided interest, by operation of law, as evidenced in the Will of record in Chancery Court, Probate Division for Robertson County, Tennessee, Case No. CH13-CV-134.

THE said Cynthia Lynn Smith and Gary Dean Deloney asserted their interest in the subject property, as to the LYED Interest, by Affidavit of Inheritance dated December 11, 2013, recorded September 30, 2014 as Instrument No. 20140930-0090000, said Register's Office, and subsequently conveyed same to Pamela Diane Anderson and Carmen Jones, by Warranty Deed dated December 11, 2013, recorded September 30, 2014, as Instrument No. 20140930-0090001, said Register's Office. The said Pamela Diane Anderson and Carmen Jones asserted their interest in the subject property, as to the MNE Interest, by Affidavit of Inheritance, of record in Instrument No. 20141125-0108545, said Register's Office. Title to the subject property is currently established in Pamela Diane Anderson, as to a fifty percent (50%) undivided interest, and Carmen Jones, as to a fifty percent (50%) undivided interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **Map/Parcel 02200023500, Whites Creek Pike, Joelton, TN 37080.**

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 our hands this the 21st day of November, 2018.

Pamela Diane Anderson

Pamela Diane Anderson

Carmen Jones

Carmen Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Diane Anderson and Carmen Jones,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE