Box 14

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169325 DEEDWARR
12/03/2018 09:19:49 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181203-0117358

File No. TE0004711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Corylon S. Pruett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018.

Jeffrey Lee Brothers
Notary Public

MY COMMISSION EXPIRES: 9/1/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hien Pham and Vy X Nguyen | Pinnacle Bank | 102-03-0-154.00 |
| (NAME) | (NAME) | |
| 420 ANNEX AVE | 150 3rd Ave S ste 900 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN, 37209 | Nashville Tn 37201 | |
| (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, I, **Larry W. Curtis and wife Linda S. Curtis,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hien Pham, a single woman and Vy X Nguyen, a single woman, as joint tenants with full rights of survivorship,** 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:

**Lot 1220, CHARLOTTE PARK, SECTION 21, as shown on plat of record in Plat Book 3700, Page 10 and 11, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Said Lot fronts 75 feet on the East side of Annex Avenue and extends back 154.7 feet on the North line and 152.5 feet on the South line to a line in the rear measuring 75.10 feet thereon.**

**Being the same property conveyed to Larry W. Curtis and wife, Linda s. Curtis, by Warranty Deed from Joseph J. Hrasna, III and wife, Aice P. Hrasna, of record in Book 6805, Page 291, in the Register's Office of Davidson County, Tennessee, dated March 13, 1986 and recorded on March 17, 1986.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 420 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

Witness my hand this 30th day of November, 2018.

**Larry W. Curtis**

**Linda S. Curtis**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Larry Curtis and Linda Curtis, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2018.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206