31481-5 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179429 DEEDWARR
01/02/2019 09:15:20 AM 2 pgs
Fees: $13.00 Taxes: $617.53

20190102-0000097

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$166,900.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
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
Huong Thao Thi Ha and Huong Thi Thu Do	**Pinnacle Bank**	**058-07-0-005.00**
605 Putnam Drive	**PO Box 702726**	
Nashville, TN 37218	**Dallas, TX 75370**	

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, WE,

David H. Taylor, an unmarried man, Robert A. Young, an unmarried man, Michael L. Taylor, an unmarried man, and Ervina A. Young (f/k/a Ervina Griffin), an unmarried woman, heirs at law of Loistine E. Young

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

Huong Thao Thi Ha, an unmarried woman, as to an undivided 50% interest and Huong Thi Thu Do, an unmarried woman, as to an undivided 50% interest, as joint tenants with full rights of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 3, Royal Hills, of record in Book 4860, page 47, 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 Loistine E. Young, by Deed dated March 17, 1994 from Secretary of Housing and Urban Development, of record in Book 9283, page 202, Register's Office for Davidson County, Tennessee. The said Loistine E. Young died intestate April 15, 2013, and pursuant to Probate Case No. 13P935, filed May 30, 2013 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, subject property is vested in David H. Taylor, Robert A. Young, Ervina Griffin and Michael L. Taylor, the descendants heirs at law of Loistine Elizabeth Young. Affidavit of Heirship, of record in Instrument No. 20190102-0000096, said Register's Office.

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

(1) The Plan of record as shown in Plat Book 4860, page 47, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable

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.

This is improved property, known as **605 Putnam Drive, Nashville, TN 37218**

Witness my/our hand(s) this **28th** day of **December, 2018.**

David H. Taylor

Michael L. Taylor

Robert A. Young

Ervina A. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **David H. Taylor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2018.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Robert A. Young,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2018.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael L. Taylor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2018.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Ervina A. Young (f/k/a Ervina Griffin),** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **December, 2018.**

Notary Public **My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY