THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,115,000.00. Affiant Subscribed and sworn to before me this 14th day of January, 2019. Notary Public My Commission Expires: 9-6-22
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34580-12-2018**	

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CO
3310 WEST END AVE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danny Tran and Martha Presley 4419A Lone Oak Rad Nashville, TN 37215	First Tennessee Bank N.A. 165 Madison Avenue Memphis, TN 38103	Map and Parcel No.: 131 07 4 C 001 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jose H. Amden and Jessica Amden,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Danny Tran and Martha Presley**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4419A Lone Oak Rad, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 183838 DEEDWARR
01/15/2019 09:48:40 AM 3 pgs
Fees: $18.00 Taxes: $4,125.50

20190115-0004009

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of January, 2019.

Jose H. Amden

Jessica Amden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jose H. Amden and Jessica Amden, 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, at office, this 14th day of January, 2019.

Notary Public

My Commission Expires:

10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 4419 Lone Oak Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20151110-0114579, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 20 on the Plan of Lone Oak Heights of record in Plat Book 1424, page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose H. Amden and Jessica Amden, husband and wife, by deed dated October 28, 2016 from Lone Oak, LLC, a Tennessee limited liability company, of record in Instrument No. 20161101-0115237, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 131 07 4 C 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 4419 Lone Oak Cottages, of record in Instrument No. 20151110-0114579, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1424, page 2, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20151110-0114579, Register's Office for Davidson County, Tennessee.