WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF FEBRUARY, 2019. Notary Public MY COMMISSION EXPIRES: 2/1/2020 (AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan Perry Lockert and Krystal Lockert	New Owner	092 05 0 152.00
(NAME)	(NAME)	
3109 Albion St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tri Dang, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan Perry Lockert and Krystal Lockert, husband and wife**, 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 (s) 2, as shown on the map entitled George L. Waddeys Subdivision of Block 16 and 26, Midway, of record in Plat Book 421, Page(s) 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tri Dang, an unmarried man by Warranty Deed from AbdelNaby Mohamed Mahgoub and wife, Fitima Shamsuddin Mahgoub dated May 10, 2017 and recorded May 16, 2017 as Instrument No. 20170516-0048475, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3109 Albion St., Nashville, TN 37209

File Number: FRN-1900035SSO

Karen Johnson Davidson County
Batch# 196270 **DEEDWARR**
02/19/2019 10:50:23 AM 2 pgs
Fees: $13.00 Taxes: $849.15

20190219-0014723

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 15th day of February, 2019.

Tri Dang by Laurie M. Hart, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tri Dang, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Tri Dang, for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

File Number: FRN-1900035SSO