THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190219268

Karen Johnson Davidson County
Batch# 208345 **DEEDWARR**
03/21/2019 11:16:14 AM 2 pgs
Fees: $13.00 Taxes: $202.76

20190321-0025751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $54,800.00.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2019.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ana Marcela Church 5056 Lakeview Dr. Nashville TN 37220	New Owner	Tax Parcel ID No. 133-15-0A-082.00-CO

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, **Diem The Hoang, and My T. Phan, husband and wife, by the entireties** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ana Marcela Church , married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Unit N-4, of Pagoda Condominium, a Horizontal Property Regime, created Under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6111, Page 22, as amended in Book 9445, Page 492, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit of said Master Deed. Reference is hereby made to the plat of Pagoda Condominium, as set forth in Exhibit to said Master Deed, and of record at Book 61111, Page 59, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Diem The Hoang, and My T. Phan, husband and wife, by the entireties by Warranty Deed from Uyen Trang Thi Nguyen (a/k/a Elaine Nguyen), a single woman of record in Instrument No. 20160114-0004119, Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 14, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all

conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pagoda Condominium of record in Book 6111, Page 22, Book 9445, Page 492 and Book 10458, Page 936 and Book 3700, Page 61, Register's Office for Davidson County, Tennessee.
Charter of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20131209-0124879, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 320 Welch Road, Unit N-4 Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of March, 2019.

Diem The Hoang

My T. Phan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diem The Hoang and My T. Phan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022