This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19051

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Haw La Ya and Bu Nian Ha
3855 Faulkner Drive
Nashville, TN 37211

MAP: 147-12-0
PARCEL: 107.00

Karen Johnson Davidson County
Batch# 212917 DEEDWARR
04/02/2019 10:51:01 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190402-0029697

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Harry Nguyen and Thuylan Tran**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Haw La Ya and Bu Nian Ha, wife and husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 3855 Faulkner Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Re-subdivision of Lot 2 of Ellis Subdivision, of record in Plat Book 8250, Page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Harry Nguyen and Thuylan Tran, husband and wife, by Warranty Deed from Jose L. Garcia and Rosa M. Garcia, husband and wife, dated 11/29/05 and recorded 12/12/05 in Instrument No. 20051212-0149285, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and, have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of March, 2019.

GRANTOR:

Harry Nguyen

Thuylan Tran

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Harry Nguyen and Thuylan Tran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of March, 2019.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of March, 2019.

NOTARY PUBLIC
My commission expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.