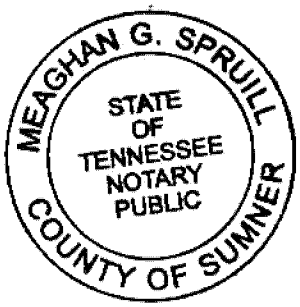
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Trang Le and Dung Nguyen	First Tennessee Bank National Association	181 10 0A 313.00
(NAME)	(NAME)	Karen Johnson Davidson County
7509 Oakledge Dr.	12195 Metro Parkway, Suite 2	Batch# 223878 DEEDWARR
(ADDRESS)	(ADDRESS)	04/30/2019 01:57:30 PM 3 pgs
Brentwood, TN 37027	Fort Myers, FL 33966	Fees: $18.00 Taxes: $1,254.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190430-0039966

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/WE, **Regina Tyree and Jorge Celedonio, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trang Le AKA Trang Nguyen Phuong Le and Dung Nguyen, as tenants in common with 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. 1040 on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regina Tyree, an unmarried woman and Jorge Celedonio, an unmarried man by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated June 19, 2015 and recorded June 22, 2015 as Instrument No. 20150622-0059404, in said Register's Office for Davidson County, Tennessee.

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 7509 Oakledge Dr., Brentwood, TN 37027

File Number: FND-1902141SSO

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 we do covenant with 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.

Witness our hands this 29 day of April, 2019

Regina Tyree

Jorge Celedonio

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Regina Tyree and Jorge Celedonio, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2019.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-1902141SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019