Karen Johnson Davidson County
Batch# 225928 **DEEDWARR**
05/06/2019 08:52:57 AM 2 pgs
Fees: $13.00 Taxes: $915.75

20190506-0041896

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$247,500.00** (Two Hundred Forty Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 2nd day of May, 2019.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

My Commission Expires SEPT 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Han I. Hong and Chi P. Thai 5643 Hickory Park Drive Antioch, TN 37013	Bank of England 5 Statehouse Plaza #500 Little Rock, AR 72201	174010A03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BE PHAM, MARRIED AND PHONG HUYNH, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HAN I. HONG AND CHI P. THAI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

Being all of Lot No. Sixty-Two (62) on the Final Plat, Cluster Development, Rivendell Woods, Phase I, Section II, according to plat and survey of record in Instrument Number 20080220-0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Be Pham and Phong Huynh by deed from James K. Alston and Regina D. Alston of record in Instrument No. 20150624-0060278, dated June 16, 2015 and recorded June 24, 2015, Register's Office for Davidson County, Tennessee.

Being also known as 5643 Hickory Park Drive, Antioch, Tennessee 37013.

Be Pham hereby makes oath that the above described property has never been the domicile of Be Pham.

X BP
X PH

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5643 HICKORY PARK DRIVE** **ANTIOCH, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019045196

WITNESS, this 2nd day of May, 2019

Be Pham

Phong Huynh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Be Pham and Phong Huynh** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of May, 2019.

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires:

LTSR Number:

GTE File: 2019045196