Karen Johnson Davidson County
Batch# 298553 DEEDWARR
10/09/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $588.30
20191009-0103623

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2019.

Notary Public

My commission expires: 10/17/24

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael J. Bannon **Brittany M. Hailes**	Stifel Bank & Trust	**163110E03000CO**
2940 Baby Ruth Lane #3	12655 Olive Blvd. Suite 250	
Antioch, TN 37013	St. Louis, MO 63141	

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 ACKNOWLEDGE, WE,

Dien Ngoc Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Joseph Bannon and Brittany M. Hailes Bannon, 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 Unit No. 3 on the Plan of Oak Grove Townhomes, a plat of which is of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Liem T. N. Vo, unmarried, by Warranty Deed from James Burroughs and wife, Nicole Burroughs, dated May 15, 2018, of record in Instrument No. 20180518-0047945, Register's Office for Davidson County, Tennessee. Liem T. N. Vo, unmarried conveyed subject property to Dien Ngoc Nguyen, by Quitclaim Deed, dated July 31, 2019, of record in Instrument No. 20190801-0076328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to Master Deed, Bylaws and Charter of record in Instrument No. 200209300118631, amendments in Instrument No. 20040511-0053732 and Instrument No. 20040511-0053733, said Register's Office.

Easements of record in Book 3843, page 727, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2940 Baby Ruth Lane #3, 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 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 in 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.

_____ Date: 10/4/19
Dien Ngoc Nguyen

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Dien Ngoc Nguyen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2019.

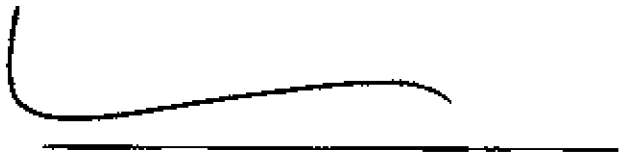
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

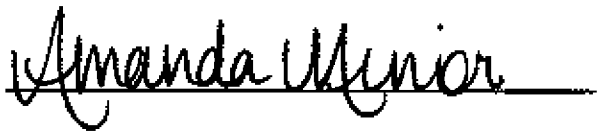
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

