Karen Johnson Davidson County
Batch# 303177 DEEDWARR
10/21/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20191021-0107596

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $469,900.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2019

Notary Public

My commission expires: 9/13/21

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shawn James Wurst **Cayla Raine Bostic-Bixby**	**Blue Ridge Bank, N.A.**	**172-10-C-007CO**
3013 White Park Dr	**101 CentrePort Dr, Ste 100**	
Nashville, TN 37211	**Greensboro, NC 27409**	

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,

Vinh Quang Tran, a married man

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

Shawn James Wurst and Cayla Raine Bostic-Bixby, tenancy by entirety

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. 7, as shown on the Final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Vinh Quang Tran, an unmarried man, by Warranty Deed from Regent Homes, LLC. a Tennessee Limited Liability Company, dated December 17, 2015, of record in Instrument No. 20151228-0130182, Register's Office for Davidson County, Tennessee. Vinh Quang Tran is now married. His wife, Erin Danae Tran, hereby signs to convey any interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20140502-0037607, said Register's Office.

HOA Charter of record in Instrument No. 20140502-0037606, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130904-0093193.

Easements of record in 20130917-0097738, 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 3013 White Park Dr, Nashville, TN 37211.

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.

By: _____ His attorney-in-fact Date: 10/15/19
Vinh Quang Tran
By: Alexander Franke,
His Attorney-in-Fact

By: _____ Her attorney-in-fact Date: 10/15/19
Erin Danae Tran
By: Alexander Franke,
Her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALEXANDER FRANKE with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of VINH QUANG TRAN AND ERIN DANAE TRAN , and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

201910210107595

Witness my hand, at office, this 15th day of October 2019.

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/4/21

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER