BOX #14

G#32609-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 312013 DEEDWARR
11/06/2019 08:56:50 AM 2 pgs
Fees: $13.00 Taxes: $1,653.90

20191106-0114576

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$447,000.00.**

PHUONG L TO
Affiant

Subscribed and sworn to before me, this the 5th day of November, 2019.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phuong L. To and Andy Nguyen Dan	**"New Owners"**	**181 14 0 004 00**
602B 12th Street		
Murray, KY 42071		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patrick Douglas Green and wife, Linda Jane Green

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

Phuong L. To and Andy Nguyen Dan, wife and husband

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. 8 on the Final Plat of Bedford Forrest, Phase One, as of record in Plat Book 9700, Page 771, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Patrick Douglas Green and wife, Linda Jane Green, by Warranty Deed dated January 9, 2004, from John Ambrose and Joyce Ambrose, husband and wife, of record in Instrument No. 20040112-0004708, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Patrick Douglas Green, pursuant to a Limited Power of Attorney executed by him on the 22nd day of October, 2019, of record in Instrument No. 20191106-0114575, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 771, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 11030, Page 746, and in Book 11177, Page 411, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantors herein, and the Grantees herein assume any subsequent years' property taxes, not yet due and payable.

This is improved property, known as: **712 Waller Road, Brentwood, TN 37027**.

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 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 my/our hand(s) this **5th** day of **November, 2019.**

Patrick D. Green by Linda Jane Green Attorney In Fact
Patrick Douglas Green
By Linda Jane Green, Attorney-In-Fact

Linda Jane Green
Linda Jane Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Linda Jane Green,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Patrick Douglas Green,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Patrick Douglas Green** for the purpose therein contained, by signing the name of **Patrick Douglas Green** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda Jane Green,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON