Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tammy B. Paxton and Keith I. Paxton, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lan Phan and spouse, Linh Tran Phan**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A of the 6108 New York Avenue Townhomes, a Horizontal Property Regime with Private Elements as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160415-0036553, in the Register's Office of Davidson County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tammy B. Paxton and Keith I. Paxton, wife and husband by deed from D & J Properties of Tennessee, LLC, a Tennessee limited liability company, dated December 11, 2017, of record in Inst. No. 20171213-0126817, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6108A New York Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 317005 **DEEDWARR**
11/18/2019 01:53:50 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20191118-0118736

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

WITNESS THE EXECUTION HEREOF this 13th day of November, 2019.

Tammy B. Paxton

Keith I. Paxton

State of Tennessee)
County of Davidson)

On this 13th day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tammy B. Paxton and Keith I. Paxton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 495,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of November, 2019.

Notary Public

My Commission Expires: 11/8/21

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

NEW OWNER:
Lan Phan
6108A New York Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
091 02 1T 001.00