BOX 10-A (2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 364836 DEEDWARR
02/28/2020 08:55:58 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200228-0022273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thuy K. Dao and Chieu K. Tran	New Owner	
(NAME)	(NAME)	
100 Wellington Park Ct.		114 14 0A 059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **TOMMY HOANG, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THUY K. DAO AND CHIEU K. TRAN, 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 Lot No. 59, PINE RIDGE ESTATES, PHASE 2, formerly known as "Woodland Forest, Section 3", as shown on plat of record in Plat Book 20180322-0027255, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to KDS Investments General Partnership, a Tennessee General Partnership, by Special Warranty Deed from Community South Bank, of record in Instrument No. 20140430-0036286, in the Register's Office of Davidson County, Tennessee, dated April 25, 2014 and recorded on April 30, 2014.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability, by Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, of record in Instrument No. 20180507-0043404, in the Register's Office of Davidson County, Tennessee, dated May 03, 2018 and recorded on May 07, 2018.

Being the same property conveyed to Tommy Hoang and Phuong H. Nguyen, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20190125-0007478, in the Register's Office of Davidson County, Tennessee, dated January 25, 2019 and recorded on January 25, 2019.

Being the same property conveyed to Tommy Hoang by Quitclaim Deed from Phuong H. Nguyen, of record in Instrument No. 20200228-0022272, in the Register's Office of Davidson County, Tennessee pursuant to Divorce filed of record in Docket No. 19D1166 in the Circuit Court for Nashville, Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 405 Eagle Ridge, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 27th day of February, 2020

TOMMY HOANG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Hoang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public