Name and Address of New Owner:
Nguyen Tran
101 Fairmont Pl
Nashville TN 37203

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 440721 DEEDWARR
07/20/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20200720-0079316

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 104-06-0G-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Tomal, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nguyen Tran,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 101 of Fairmont Square l Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan of record in Plat Book 6250, page 310, Register' s Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided Interest in the general and limited common elements of the Condominium as set forth in the Master Deed of record in Book 6445, page 612, amended in Book 6484, page 111 and Book 6653, page 895, Register's Office for said County.

Being the same property conveyed to Justin Tomal, a single man, by Warranty deed from John Thomas Hester and Linda Hester, joint tenants with right of survivorship, of record in Instrument No. 20170628-0064866, Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 28, 2017.

Being also known as 101 Fairmont Place, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2020.

_____(SEAL)
Justin Tomal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Tomal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $326,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of July, 2020.

_____
Notary Public
My commission expires: 11-30-2020

File No. 2020-855

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

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)

