WARRANTY DEED

Karen Johnson Davidson County
Batch# 440899 DEEDWARR
07/20/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,241.35
20200720-0079575

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-23-21
(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Liem Thanh Cao and Kim Lien Truong	First Volunteer Bank	Parcel ID: 114 07 0B 004.00
(NAME) 604 Wheatfield Court	(NAME) 728 Broad St.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Chattanooga, TN 37402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anthony James Medure and Erica Lynn Winkler Medure, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Liem Thanh Cao and Kim Lien Truong, 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. 4, on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony James Medure and Erica Lynn Winkler Medure, husband and wife, by Quitclaim Deed from Anthony James Medure and Erica Lynn Winkler Medure f/k/a Erica Lynn Winkler, husband and wife, of record in Instrument No. 20050412-0040447, in the Register's Office of Davidson County, Tennessee, dated March 25, 2005 and recorded on April 12, 2005.

Being the same property conveyed to Anthony James Medure, unmarried and Erica Lynn Winkler, unmarried, by Warranty Deed from NVR, INC., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20030404-0044838, as Re-recorded in Instrument No. 20030523-0070898, in the Register's Office of Davidson County, Tennessee, dated March 31, 2003 and recorded on April 04, 2003.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 604 Wheatfield Court, 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 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 our hands this 17 day of July, 2020

Anthony James Medure

Erica Lynn Winkler Medure

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Anthony James Medure and Erica Lynn Winkler Medure, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th 14th of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM