THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28812

Karen Johnson Davidson County
Batch# 449575 **DEEDWARR**
08/04/2020 01:33:38 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20200804-0086217

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **109,999.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 01·08·2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&M Development, LLC	NEW OWNER	
1001 South Street		164-00-0-016.00
Nashville TN 37203		
(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, **Phouthara Akhom-Le and wife, Son Le,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&M Development, LLC,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property lying in Southeastern Davidson County on Mountain View Road; bounded on the West by Mt. View Road, on the North by property belonging to Julia Kostic Trust of record in Instrument 2002080895637; on the South and Southwest by Asheford Crossing Subdivision, Section 1 of record in Plat Book 7900, Page 937 and more specifically described as follows:

Beginning at a point in the center of Mt. View Road, the Northwest corner of the herein described tract and the Southwest corner of Kostic; thence with Kostic's South line South 48 degrees 41 minutes 15 seconds East, 25.00' through an iron pin on the Southeast margin of Mt View Road and continuing an additional 440.79' to an iron pin set in the North boundary of Asheford Crossing Subdivision; thence North 82 degrees 51 minutes 56 seconds West, 302.50' to an iron pin on the North margin of Asheford Trace; thence along the said North margin North 50 degrees 04 minutes 51 seconds West, 210.12' through an iron pin and continuing an additional 25.07' to a point on the centerline of Mt. View Road; thence with the centerline of said road around a curve to the right, having a radius of 1,432.54' a distance of 176.64' to the point of beginning, according to a survey by Galyon W. Northcutt, 2607 Forest View Drive, Antioch, TN 37013; TN RLS #1529 dated August 31, 2004.

Being the same property conveyed to Phouthara Akhom-Le and Son Le by Warranty deed from Keith W. Abrams, married of record in Instrument No. 20140909-0082461 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 09, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **5728 Mount View Road, Antioch, TN 37013.**

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 the 28th day of July, 2020.

Phouthara Akhom-Le

Son Le

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 **Phouthara Akhom-Le and Son Le,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2020.

My Commission expires: Jan 8, 2024

Notary Public