Karen Johnson Davidson County
Batch# 507815 DEEDWARR
11/03/2020 10:44:15 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20201103-0128415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 3 2023
(AFFIX SEAL)

JEFFREY S. REED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Thanh Phuong Thi Nguyen and Thuy Tran	CMG Mortgage Inc	182-12-0A-035.00
(NAME) 7020 Red Apple Road	dba (NAME) CMG Financial 3160 Crow Canyon Road	
(ADDRESS) Antioch, TN 37013	Suite 400 (ADDRESS) San Ramon CA 94583	
(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, WE, **Austin J. Reese and Marissa R. Reese, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thanh Phuong Thi Nguyen, unmarried and Thuy Tran, unmarried, as joint tenants with right of survivorship**, 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. 317 on the Plan of Section 1, Apple Valley, R10 Residential P.U.D. of record in Plat at Instrument No. 20020809-0096488 and Corrected in Instrument No. 20021203-0148635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin J. Reese and Marissa R. Reese, husband and wife, By Warranty Deed from Yancey B. Turturice nka Yancey B. Stout and Ezekiel L. Stout, wife and husband, and Michael J. Turturice dated February 28, 2017 recorded March 8, 2017, of record as Instrument No. 20170308-0022671 Register's Office for Davidson County, Tennessee.

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 7020 Red Apple 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 30th day of October, 2020.

Austin J. Reese

Marissa R. Reese

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Austin J. Reese and Marissa R. Reese, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)

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