WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#15454

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tuan Ngo Lan Bich Nguyen	Lan Nguyen	133110a04100co
(NAME)	(NAME)	
500 Paragon Mills Road, G1	3028 Coral Bell Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 589745 **DEEDWARR**
03/11/2021 11:22:52 AM 2 pgs
Fees: $13.00 Taxes: $564.25

20210311-0032351

For and in consideration of the sum of Ten 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, **James Keith Kephart,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tuan Ngo and Lan Bich Nguyen,** _____ 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:

Being Unit No. G-1 of Canterbury Hall condominiums, a horizontal property regime established by master deed of record in book 5440, page 255, and subsequently amended in book 5441, page 819, and as shown on the plan of said condominium of record in book 5200, Page 159, all in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Keith Kephart, by deed of record in Instrument No. 20191218-0130582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 500 Paragon Mills Road, G1, Nashville, TN 37211
(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/our hands this 8th day of March, 2021.

James Keith Kephart

State of Tennessee
County of Davidson

Personally appeared before me James Keith Kephart, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2021.

Notary Public
My Commission Expires: _____

File No.: 15454

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024