WARRANTY DEED

H-NATW-99-0056

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Dale M Kimbrough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 1999.

Darlene Shut
Notary Public

MY COMMISSION EXPIRES: 11-9-1999

(AFFIX SEAL)

DARLENE SHUT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPAREED BY
MY COMMISSION EXPIRES NOV. 9, 1999
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale M Kimbrough	Same	31-134
(NAME)	(NAME)	
4852 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189		
(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, Vi T. Nguyen HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale M Kimbrough 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 Lot No. 4 on the Plan of Bill Wiggs Lots, a plat of which is of record in Plat Book 8250, Page 232, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to Vi T. Nguyen by Quitclaim Deed of record in Book 9763, page 516, Register's Office for said County.

05881 79

ILLEGIBLE REFERENCE

99 MAY 18 AM 10:06

DAVIDSON COUNTY, TN.

7310 05/18 0101 SCHECK 116.45

MAIL ENV.

unimproved (XX)
This is improved ( ) property, know as 4852 Lickton Pike, Whites Creek, Tennessee 37189
(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 hand(s) this 21st day of April, 1999.

Vi T. Nguyen

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Darlene Short, a Notary Public in and for said County and State, the within named Vi T Nguyen the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 21st day of April, 1999.

My Commission Expires 11-9-1999

Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires Nov. 9, 1999

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 21st day of April, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11482 PG. 912

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05881179

REFERENCE

99 MAY 18 AM 10:06

RECEIVED
FOR RECORD
DAVIDSON COUNTY, TN.

CAMT	28500.00
CON TX	105.45
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	116.45
CHECK	116.45

05/18/99 01 10:09 0001 7310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461931