Davidson County DEEDWARR
Recvd: 09/27/01 13:10 3pgs
Fees:18.00 Taxes:538.72

20010927-0104657

WARRANTY DEED

L-UTC-01-3347

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,600.00

Affiant

Subscribed and sworn to before me this 30th DAY OF August 2001.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/30/04

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Crochet	National Bank of Commerce	
5928 Robertson Avenue (ADDRESS)	115 29th Avenue South (NAME) (ADDRESS)	91-09-43
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID NGUYEN AND WIFE, LY THI DANG AND DENNY PHIL HOANG AND WIFE, HANH HONG DANG HOANG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOSHUA CROCHET AND BRETT PIERCE, hereinafter called the Grantees, their heirs and assigns, that 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. 2, on the Plan of Friedli Subdivision, of record in Plat Book 8250, page 464, 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 David Nguyen and wif Ly Thi Dang and Denny Phil Hoang and wife, Hanh Hong Dang Hoang, by Warranty Deed dated October 29th, 1998 of record in Deed Book 11180, page 420, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5928 Robertson Avenue, Nashville, Tennessee 37209
(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 30th day of August, 2001.

David Nguyen by Hanh Hoang attorney in fact
David Nguyen

Ly Thi Dang by Hanh Hoang attorney in fact
Ly Thi Dang

Denny Phil Hoang
Denny Phil Hoang

Hanh Hong Dang Hoang
Hanh Hong Dang Hoang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Denny Phil Hoang and wife, Hanh Hong Dang Hoang, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2001.

My Commission Expires:

NOTARY PUBLIC
Notary Public
AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

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 30th day of August, 2001.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, 2001, before me personally appeared Hanh Hong Dang Nguyen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Nguyen and who acknowledged that she executed the same as the free act and deed of the said David Nguyen by virtue of that Power of Attorney, duly executed by the said David Nguyen on August 29, 2001 and recorded concurrently herewith in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2001.

ROBYN LEE DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires JAN. 31, 2004

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, 2001, before me personally appeared Hanh Hong Dang Nguyen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ly Thi Dang and who acknowledged that she executed the same as the free act and deed of the said Ly Thi Dang by virtue of that Power of Attorney, duly executed by the said Ly Thi Dang on August 29, 2001 and recorded concurrently herewith in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2001.

ROBYN LEE DUBRAY NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: _____