WARRANTY DEED

DO NOT PUBLISH INFORMATION.

314.13
13.00
327.13

Box 58-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Vardell	America's Wholesale Lender	082-16-0/287.00
(NAME)	(NAME)	
909 Boscobel Street	750 Old Hickory Blvd., Suite 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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,

Ny Diep and Toeu Prom, husband and wife

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Vardell

, 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, in the 18th. Ward of the City of Nashville, being a part of the Totten Property, a plan of which is of record in Book 57, page 22, and part of the Barrow Property, a plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 17, 1970, as follows:

Beginning at a point in the northerly margin of Boscobel Street, 255 feet east of the westerly margin of South 9th. Street; thence North 24 degrees 52' West 1990 feet to a point in the southerly margin of a 10-foot alley; thence with the same, North 64 degrees 50' East 50 feet; thence south 24 degrees 52' East 190 feet to a point in the northerly margin of Boscobel Street; thence with the same, South 64 degrees 50' West feet to the point of beginning.

Being the same property conveyed to Ny Diep and Toeu prom, husband and wife by Quitclaim Deed from Charles Goggin, US Marshal for Middle District of Tennessee dated June 4, 1992, and filed for record in Book 8654, page 592, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 909 Boscobel Street `, Nashville, TN 37206
(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.

Davidson County DEEDWARR
Recvd: 01/31/02 12:01 2pgs
Fees:13.00 Taxes:314.13

20020131-0013753

Toeu prom
Ny Diep

Witness my/our hand(s) this 21st day of December, 2001.

Ny Diep

Toeu Prom

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On December 26, 2001, before me personally appeared Ny Diep and Toeu Prom to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of December, 2001.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Judith C. Jacobs Notary Public