Return to: Grissim Title & Escrow, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

# WARRANTY DEED

04-11-011-DA

Davidson County DEEDWARR
Recvd: 12/14/04 10:49 2pgs
Fees:13.00 Taxes:684.50

20041214-0148366

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of November, 2004

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger Notary Public
My Commission Expires March 22, 2008
STATE OF TENNESSEE

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| Address For New Owner(S) As Follows: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **Story Van Nguyen and Mandy Dao** | | 155-12-0-A |
| (NAME) 7201 Magnolia Hills Drive | (NAME) **SAME AS NEW OWNER** | 1.00 |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TR&D HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Story Van Nguyen and Mandy Dao**, hereinafter called the Grantee(s), 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. 1, on the Plan of Magnolia Hills Subdivision, of record in Plat Book 7900, Page 782, as amended in Plat Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by Deed from Lifestyle Homes, GP, A Tennessee General Partnership, of record in Instrument No. 20031008-0149591, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Magnolia Hills, of record in Book 9499, Page 329, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This property is not now, nor has ever been the principal place of residence of the Grantor(s).

BEING unimproved ☐
Improved ☒ property known as: 7201 Magnolia Hills Dr, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** its hands, this 30th day of November, 2004

**TR&D HOMES, INC.,**
**A TENNESSEE CORPORATION**

**By:** _____
**Sina Taeedkashani, President**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **SINA TAEEDKASHANI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **TR&D HOMES, INC.,** the within named bargainor(s), a Tennessee Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.