WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Michelle Mauzere
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2005.

Brenda S Lane
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DICKSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/08/05 10:28 2 pg
Fees:13.00 Taxes:481.00
20050708-0079093

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xuan Tan Nguyen	SAME	Map 90-15
(NAME)	(NAME)	
605 Landau Drive		Parcel 105.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37029		
(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, **SHIRLEY REYNOLDS SCHMITTOU AND BETTY REYNOLDS ROBINSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XUAN TAN NGUYEN AND WIFE, RUOC THI 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 Lot No. 1019 on the Map of Charlotte Park, Section 13, as of record in Book 2900, pages 142 and 143, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harvey A. Reynolds and wife, Rachel Reynolds by deed from Irene M. Haygood, a widow, dated July 19, 1968, of record in Book 4253, page 163, in the Register's Office for Davidson County, Tennessee. The said Harvey A. Reynolds has since died with all interest vesting in Rachel Reynolds by reason of their tenancy by the entirety. The said Rachel Reynolds has since died intestate, with her estate being probated leaving Shirley Reynolds Schmittou and Betty Reynolds Robinson as her heirs at law (Davidson County Circuit Court, Docket No. 05P-254).

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 142-143, said Register's Office; and (c) restrictive covenants of record in Book 3185, page 544, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 543 Starliner Drive, Nashville, TN 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.

Larry Schmittou, spouse of Shirley Reynolds Schmittou, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

Hiram Robinson, spouse of Betty Reynolds Robinson, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

In witness whereof, Shirley Reynolds Schmittou as attorney-in-fact for Larry Schmittou, pursuant to Power of Attorney recorded simultaneous herewith in the Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Larry Scmittou, this 6th day of July, 2005.

Witness our hands this 6th day of July, 2005.

Larry Schmittou,
BY: Shirley Reynolds Schmittou, Attorney in Fact

Shirley Reynolds Schmittou

Hiram Robinson

Betty Reynolds Robinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Reynolds Schmittou, Betty Reynolds Robinson, and Hiram Robinson , the bargainor, 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 Nashville, Tennessee this 6th day of July, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 11/24/07

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Shirley Reynolds Schmittou, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry Schmittou, and who acknowledged that she executed the same as the free act and deed of Larry Schmittou.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 11/24/07

Notary Public