WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 10:15 2 pgs
Fees:13.00 Taxes:492.10

20051219-0151647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

X Ngoc Anh Son
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2005.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: March 24, 2009
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ngoc Anh Son	US bank Home Mortgage	
(NAME)	(NAME)	
4057 Scotwood Dr.		134-9-56
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053175

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, Heip Duong and wife, Nu Cao**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ngoc Anh Son, a single person Vien V. Dihn, a single person**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4057 Scotwood Dr., Nashville, TN 37211

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of December, 2005.

Heip Duong by Ken Dinh Attorney in fact
Heip Duong

Nu Cao by Ken Dinh Attorney in fact
Nu Cao

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Heip Duong and wife, Nu Cao, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Heip Duong and wife, Nu Cao executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 15th day of December, 2005.

Commission expires: March 24, 2009

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Melissa D. Rogers Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 32 on the plat of Woodland Hills, Phase I, of record in Book 6900, pages 666, 667 and 669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property commonly known as: 4057 Scottwood Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Heip Duong and wife, Nu Coa, Linh T. Coa, unmarried, Huy C. Cao, unmarried by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 7928, Page 138, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Hiep Duong and wife, Nu Cao by Quitclaim Deed from Linh T. Ly (formerly known as Linh T. Cao) and husband, Hai Pho Ly and Huy C. Cao, an unmarried person dated January 26, 1994 of record in Book 9232, page 871, said Register's Office.