RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor, Suite 300, Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/06 10:07 2 pgs
Fees:13.00 Taxes:517.82
20060112-0004757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,950.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF DECEMBER, 2005.

Notary Public

My Commission Expires JAN. 24, 2009

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Hoc T. Nguyen	same as now owner	Map 133-16
(NAME)	(NAME)	Parcel 166
4863 Jonquil Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOEL BRUCE SPAULDING JR. AND JACQUE SPAULDING TOMLIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOC T. 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Welch Meadows, Section I, of record in Plat Book 3700, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Janice H. Woods, unmarried, by deed from Medlin Realty Co., a Tennessee corporation, of record in Book 4020, page 407, said Register's Office. Janice H. Woods has since died. Joel Bruce Spaulding, Jr. and Jacque Spaulding Tomlin are the devisees under the Will of Janice H. Woods, Docket No. 05P-1645, 7th Circuit Court Clerk's Office, Probate Division, Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); 3700(b) all matters appearing on the plan of record in Book 34, page 3942, page 54 and Book 4441, said Register's Office; and (c) restrictive covenants of record in Book 18, page *, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4863 Jonquil Drive, 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of ~~November~~ December, 2005.

Joel Bruce Spaulding Jr.

Jacque Spaulding Tomlin

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 Joel Bruce Spaulding Jr. and Jacque Spaulding Tomlin, 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 7 day of ~~November~~ December, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public