WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 267,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30th** DAY OF **August, 2006** Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC

5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loan Xuan Lam and Thanh Thi Nguyen	New Owner	**181-01-0A-046.00 CO**
(NAME) **6825 Sunnywood Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(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, **Gloria Brewster Heable, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loan Xuan Lam and Thanh Thi Nguyen, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 149, PLAN OF SUGAR VALLEY, SECTION ONE, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 9700, Pages 709-711, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gloria J. Brewster by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, recorded on the 6th day of June, 2002 in Instrument No. 20020606-0069127, in the Register's Office of Davidson County, Tennessee. Gloria J. Brewster now married and known as Gloria Brewster Heable.

James R. Heable, spouse of Gloria Brewster Heable, joins in the execution of this instrument for the purpose of conveying any marital interest he may have to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6825 Sunnywood Drive, Nashville, TN 37221**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **August, 2006**.

Gloria Brewster Heable

James R. Heable

Davidson County DEEDWARR
Recvd: 09/01/06 15:56 2 pgs
Fees:13.00 Taxes:987.90

20060901-0108710

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Gloria Brewster Heable and James R. Heable, whom I am personally acquainted and who upon his/her/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day August, 2006.

NOTARY

MY COMMISSION EXPIRES:

