WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/07 12:20 2 pgs
Fees:13.00 Taxes:814.00

20070517-0059118

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

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
Kevin T. Nguyen	CTX Mortgage Company, LLC	
(NAME)	(NAME)	
1424 Stoner Ridge Lane	P.O. Box 199114	75-11-0-A-69
(ADDRESS)	(ADDRESS)	
Hermitage, TN	Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071122

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Andy T. Nguyen and Yung P. Nguyen**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin T. Nguyen**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning Lot 64 on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, page 984, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING all of the same property conveyed to Andy T. Nguyen and Yung P. Nguyen by Quitclaim Deed from Andy T. Nguyen dated January 25, 2007 of record in Instrument No. 20070314-0031081, Register's Office for Davidson County, Tennessee. Reference is also made to deed dated October 26, 2004 of record in Instrument No. 20041102-0132058, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1424 Stoner Ridge Lane, Hermitage, TN 37076

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her 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 May, 2007.

Andy T. Nguyen

Yung P. Nguyen

STATE OF N.Y.

COUNTY OF ~~DAVIDSON~~ Rockland

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

Witness my hand and official seal this 15th day of May, 2007.

Commission expires:

Victor Dougard

Notary Public