WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2nd** DAY OF **June, 2008** Notary Public MY COMMISSION EXPIRES: 7.19.08 (AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-050058

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori T. Nguyen, Hoa Dong, Caroline Lai	SAME	**104020B00700CO**
(NAME) **114 Acklen Park Dr., Unit #7**	(NAME)	
(ADDRESS) **Nashville,TN 37203-1123**	(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, **Ian McClure,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori T. Nguyen and husband, Hoa Dong, Caroline Lai, unmarried,** 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:

Unit 7, KINGSTON PLACE HOMEOWNERS ASSOCIATION, INC., as established under Master Deed of record in Book 6423, Page 353, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Ian McClure, unmarried by Warranty Deed from Travis C. Bowles and wife, Megan Bowles, recorded on the 6th day of October, 2005 in Instrument No. 20051006-0120690, in the Register's Office of Davidson County, Tennessee. Naomi McClure, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject 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 **114 Acklen Park Dr., Unit #7, Nashville, TN 37203-1123**
(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 **2nd** day of **June, 2008**.

Ian McClure

Naomi McClure

Davidson County DEEDWARR
Recvd: 06/11/08 15:21 2 pgs
Fees:13.00 Taxes:806.60

20080611-0060389

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Ian McClure and wife, Naomi McClure**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6/02/2008.

NOTARY

MY COMMISSION EXPIRES: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008