File No. 280800948

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/08 13:42 2 pgs
Fees:13.00 Taxes:388.50

20081016-0104226

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2008.

_____
Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hung Nguyen	Same	092-07-0-193.00
(NAME)	(NAME)	
801 22nd Ave. N. #A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Edward Patton Sr. and Edward Patton Jr., hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Hung Nguyen, a single person, hereinafter called the grantee(s), 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. 30 and 31 on the Plan of Dr. J. B. Davis Subdivision, a plan of which is of record in Plat Book 57, page 96 and Plat Book 161, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. N. Fidelholtz and wife, Sadye D. Fidelholtz by deed from Dora Doochin, a widow of record in Book 2337, Page 469 on 12/30/1954 and filed for record on 12/31/1954, Register's Office for Davidson County, Tennessee. The said J.N. Fidelholtz having predeceased Sadye D. Fidelholtz. Sadye D. Fidelholtz died testate and her will is probated under Docket Number 98138, Seventh Circuit Court for Davidson County, Tennessee, and recorded in Instrument No. 20060131-0012097, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Sadye D. Fidelholtz, authority is granted to Gay Lisa Levine as Trustee to convey and transfer said real estate. The said Gay Lisa Levine, Gay Levine Eisen and Gay Lisa Levine Eisen are one and the same person.

Being the same property conveyed to Edward Patton Sr. a married man and Edward Patton Jr. a single man by Warranty Deed from Gay Lisa Levine Eisen, Trustee under the will of Sadye D. Fidelholtz, deceased of record in Instrument 20070314-0031249 on 03/13/2007 and filed for record on 03/14/2007, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 57, Page 96; Plat Book 161, Page 123, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

Subject to all matters as set forth per Plat Book 57, Page 96; Plat Book 161, Page 123, Register's Office of Davidson County, Tennessee.

County of DAVIDSON taxes for the year 2008 and subsequent years, a lien not yet ascertainable, due or payable. Tax Identification No. 092-07-0-193.00

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 801 22nd Ave. N. #A, Nashville, TN 37208

(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hands this 10th day of October, 2008.

Edward Patton Sr.

Edward Patton Jr.

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 Edward Patton Sr. and Edward Patton Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of October, 2008.

Commission expires: 11-7-11

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280800948

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075