WARRANTY DEED

Return TO:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#6080 471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd. Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davidson Nguyen	Elite Home Loans	092-09-0-017.00
(NAME)	(NAME)	
3900 Delaware Ave.	109 Westpark Dr., Ste. 260	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, **New Level Community Development Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Davidson Nguyen and Hien Thi Pham** husband and wife, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3900 Delaware Ave., Nashville, TN 37209

(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.

Davidson County DEEDWARR
Recvd: 01/15/09 13:57 3 pgs
Fees:18.00 Taxes:481.00
20090115-0003948

Witness my hand this 29th day of December 2008.

New Level Community Development Corporation

By: _____

Kay Bowers, Corporate Representatives

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Kay Bowers, Corporate Representative** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Corporate Representative** of **New Level Community Development Corp.** and that he is duly authorized to execute this instrument on behalf of **New Level Community Development Corp.**

Witness my hand and official seal at Nashville, Tennessee this 29th day of December 2009.

Commission expires: 03-21-09

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

_____

Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 8 in the Clifton Plan, recorded in Book 21, page 35, Register's Office for said County.

Said part of Lot No. 8 fronts on Correy Street, now Delaware Avenue, beginning at the corner of Delaware Avenue and Watson Street, now 39th Avenue, North, running back north with the west margin of 39th Avenue, North, 154-1/2 feet to an alley, thence west with the south margin of said alley 70 feet, more or less, to a lot owned by Richard West; thence south with said West's east line 156-1/2 feet to Delaware Avenue; thence east with the northern margin of said Delaware Avenue; thence east with the northern margin of said Delaware Avenue 70 feet, more or less, to the beginning.

Being the same property conveyed to NEW LEVEL COMMUNITY DEVELOPMENT CORP., by deed from T.C. JONES AND WIFE, SARA JANE JONES, of record as Instrument No. 20030818-0119429, dated August 6, 2003, said Register's Office.