File No. 290600720

WARRANTY DEED

Return To;

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

#1090418

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Margaret E. Mains
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cuong Nguyen	Elite Home Loans	091-09-0-208.00
(NAME)	(NAME)	
6344 Alamo Place	109 Westpark Dr., #260	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, I, **Angela K. Bryan, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Cuong Nguyen and spouse Nhon Nguyen**, hereinafter called the grantee(s), THIER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 15, BLOCK "C" on the FINAL LAYOUT, CROLYWOOD SUBDIVISION, SECTION II, as shown by plat of record in Plat Book 1130, Page 100, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Angela K. Bryan, unmarried by Warranty Deed from Laurie Brasier, now known as Laurie K. Hester, married and Amy Brasier, unmarried and Richard Douglas Hester, married and filed for record in Book 11441, Page 215, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 1130, Page 100, Register's Office of said County.

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 6344 Alamo Place, 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 GRANTEE(S), THIER 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), THIER 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.

BILL GARRETT, Davidson County
Trans:T20090045111 DEEDWARR
Recvd: 07/06/09 13:28 2 pgs
Fees:13.00 Taxes:407.00
20090706-0062595

Witness my hands this 19th day of June ,2009.

Angela K. Bryan

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Angela K. Bryan, 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 19th day of June ,2009.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

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