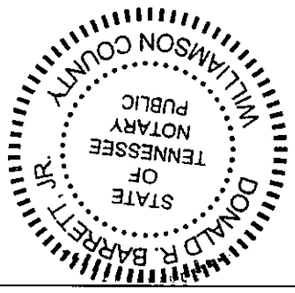
File No. 210030256

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/13/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tam C. Nguyen	NEW OWNER	09-16-38
(NAME)	(NAME)	
529 American Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Fred O. Crowder and wife, Helon G. Crowder,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tam C. Nguyen and Kim T. Nguyen, husband and wife, and Thanh C. Nguyen, married and Tai V. Nguyen, married, tenants in common with right of survivorship,** 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. 32, on the Plan of Charlotte Park Section I, of record in Plat Book 2663, Pages 2-6, Register's Office for 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 FRED O. CROWDER AND WIFE, HELON G. CROWDER by deed from LEROY H. JOHNSON AND WIFE, BETTY JOYCE JOHNSON of record in Book 10995, Page 155 on 06/26/1998 and filed for record on 06/29/1998, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 2663, Page 2-6, said Register's Office.

County Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 529 American Road, 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), 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.

BILL GARRETT, Davidson County
Trans:T20100023964 DEEDWARR
Recvd: 04/22/10 11:43 2 pgs
Fees:13.00 Taxes:481.00
20100422-0030491

Witness my/our hands this 8th day of April, 2010.

Fred O. Crowder

Fred O. Crowder

Helon G. Crowder

Helon G. Crowder

STATE OF TEXAS
COUNTY OF PARKER

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Fred O. Crowder, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 8th day of April, 2010.

Commission expires: 4/02/2012

Allison Provence

Notary Public

ALLISON PROVENCE
Notary Public, State of Texas
My Commission Expires
April 02, 2012

STATE OF TEXAS
COUNTY OF PARKER

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Helon G. Crowder, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 8th day of April, 2010.

Commission expires: 04/2/2012

Allison Provence

Notary Public

ALLISON PROVENCE
Notary Public, State of Texas
My Commission Expires
April 02, 2012

File Number: 210030256

RETURN TO:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064