WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2010

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanhnga Thi Nguyen		117-70-25.00
(NAME)	(NAME)	
1822 Lombardy Avenue	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **H. Craige DeMoss, Jr. and wife, Marion P. DeMoss**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thanhnga Thi Nguyen**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: Being the easterly 75 feet of Lot No. 7 of Block "B" on the Map of Walter Stokes Homes Place No. 1, as of record in Book 974 page 92, of the Register's Office for said County.

Said part of Lot No. 7 fronts 75 feet on the northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line.

Tract 2: Being the westerly 25 feet on Lot No. 7 and the easterly 8 feet of Lot 6, of Block B on the Map of Walter Stokes Homeplace, No. 1, of record in Book 974, page 92, Register's office for said County.

Said parts of Lots 6 and 7 fronts 33.feet on the northerly side of Lombardy Avenue and run back between parallel lines, 175 feet, more or less, to a dead line.

Being the same property conveyed to H. Craige DeMoss, Jr. by Warranty Deed from Thomas Howard DeMoss and Priscilla DeMoss Turianski, each on owner of a one-third interest, dated April 18, 1991 and recorded in Book 8337, page 414 and corrected in Book 8558, page 440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100035414 DEEDWARR
Recvd: 06/10/10 14:24 2 pgs
Fees:13.00 Taxes:1221.00
20100610-0045251

unimproved ☐
This is improved ☒ property, known as 1822 Lombardy Avenue, Nashville, TN 37215

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, has 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.

Witness our hands this **3rd** day of **June, 2010**

H. Craige DeMoss, Jr.

Marion P. DeMoss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **H. Craige DeMoss, Jr. and wife, Marion P. DeMoss**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **June, 2010**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY