Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100066554 DEEDWARR
Recvd: 10/20/10 13:38 3 pgs
Fees:13.00 Taxes:503.20
20101020-0084072

ADDRESS NEW OWNER:
Vu Anh A. Nguyen
637 Monte Carlo Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage Corporation
1616 Westgate Circle, Suite 211-213
Brentwood, TN 37027

MAP **173-1**
GROUP
PARCEL **42.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bryan M. Seaver and wife, Karla J. Mellendorf Seaver and Cassie N. King, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Vu Anh A. 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:

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Monte Carlo Estates, Section I, of record in Plat Book 4675, page 68, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bryan M. Seaver and wife, Karla J. Mellendorf Seaver and Cassie N. Seaver, unmarried by deed dated from M. Everette Williams and wife Marian Williams DATED February 23, 2001 of record in Instrument no. 20010301-0018923, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **637 Monte Carlo Drive, Antioch, Tennessee 37013.**

*Dean Scott King, spouse of Cassie N. King, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **15th** day of **October, 2010.**

Bryan M. Seaver

Karla J Mellendorf Seaver

Karla J. Mellendorf Seaver

by Bryan M. Seaver as attorney in fact

Cassie N. King, by Bryan M. Seaver, as attorney-in-fact

by Bryan M. Seaver as attorney in fact

Dean Scott King, by Bryan M. Seaver, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bryan M. Seaver and wife, Karla J. Mellendorf Seaver,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bryan M. Seaver,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he is the Attorney in Fact for Cassie N. King and Dean Scott King, and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained by signing the names of Cassie N. King and Dean Scott King as their free act and deed.

WITNESS my hand and official seal this 15th day of October, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY