BILL GARRETT, Davidson County
Trans:T20110015218 DEEDWARR
Recvd: 03/14/11 15:41 2 pgs
Fees:13.00 Taxes:481.00
20110314-0020282

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1024**

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/25/2011**, by and between **Bobby Pinson, an unmarried individual**, parties of the first part, and **Huong Dang and Khanh Nguyen, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 51 on the Plan of Monte Carlo, Section Two-A of record in Plat Book , Page , in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Isais Plata by deed from Nelson Torres and wife, Gloria E. Torres of record as Instrument No. 200612270158963, said Register's Office.

Being thesame property conveyed to Bobby Pinson
This conveyance is made subject to: by deed in Inst # 20110314-0020281
_____, said Register's Office.

Parcel ID # **162-13-128**
☒ Improved OR
☐ Unimproved property located at: **416 Cedarmont Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Bobby Pinson by Julia Nguyen Atty in Fact

Bobby Pinson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bobby Pinson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. by signing the name of Bobby Pinson as his free act

Witness my hand and Notarial Seal this 25th day of February, 2011..

Notary Public

SUSAN E. QUARTERMOUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 4/20/12

Jackie Warrick as Attorney in Fact for

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Owner's Name: **Huong Dang and Khanh Nguyen**

and Address: **416 Cedarmont Drive, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$130,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of February, 2011..

Notary Public

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7/5/11