BILL GARRETT, Davidson County
Trans:T20110046839 DEEDWARR
Recvd: 08/02/11 10:39 2 pgs
Fees:13.00 Taxes:573.50

20110802-0059174

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110700287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
26th day of JULY, 2011

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167 MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID VAN NGUYEN 5425 REAGAN RUN ANTIOCH, TN 37013	SAME	162-16-0D-043.00

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,

J. MARC FIELDER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID VAN NGUYEN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, 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. 51 on the Plan of Section Two, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Book 7900, Page 297, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to J. Marc Fielder by Warranty Deed from Nadine T. Christian, dated JULY 26, 2011 and recorded _____ in Instrument Number 20110802-0059173 Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to James S. Christian and wife, Nadine T. Christian by Warranty Deed from Mark A. Morrow, unmarried, dated 2/15/06 and recorded 2/28/06 in Instrument Number 20060228-0023225, Register's Office for Davidson County, Tennessee. The said James S. Christian having since died on 12/12/09, leaving property vested solely in Nadine T. Christian.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **5425 REAGAN RUN , ANTIOCH, TN 37013**
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, 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 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 26th day of JULY, 2011.

J. MARC FIELDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. MARC FIELDER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee; this 26th day of JULY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014