20

BILL GARRETT, Davidson County
Trans:T20110056053 DEEDWARR
Recvd: 09/09/11 13:32 2 pgs
Fees:13.00 Taxes:1017.50
20110909-0070140

Box 13
#16559

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly N. Nguyen	Nationstar Mortgage	172-14-0-A
(NAME)	(NAME)	(MAP)
1724 Hickory Bark Lane	805 S. Church St. Ste. 15	147.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Murfreesboro TN 37130	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Russell C. Clemmer and spouse Beverly M. Clemmer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Holly N. Nguyen and spouse Duy D. Nguyen, and Steve S. Van, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 76, on the Plan of Section Three, Wexford Downs, of record in Instrument No. 20000810-0079498, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Russell C. Clemmer and Beverly M.Clemmer, his wife, by deed dated December 17, 2003, from Beazer Homes Corp. DBA Phillips Builders, of record in Instrument No. 20031223-0182254, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1724 Hickory Bark Lane, Nashville, Tennessee 37211

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.

pac
bmc

Witness my/our hand(s) this 31TH day of ~~September~~ AUGUST, 2011. Race Bmc

X Russell C. Clemmer
Russell C. Clemmer

X Beverly M. Clemmer
Beverly M. Clemmer

STATE OF North Carolina
COUNTY OF Henderson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Russell C. Clemmer; Beverly M. Clemmer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Hendersonville (city) North Carolina (state) on this the 31 day of ~~September~~ August, 2011.

Notary Public

My Commission Expires: December 16, 2014

KRISTINA L PACE
NOTARY PUBLIC
HENDERSON CO., NC
MY COMMISSION EXPIRES DECEMBER 16, 2014