# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

J. SUSAN DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Quang T. Nguyen, et al | Suntrust Mortgage, Inc. | 090-15-0-018.00 |
| (NAME) | (NAME) | |
| 453 Capri Dr. | 901 Semmes Ave. | |
| Nashville, TN 37209 | (ADDRESS) Richmond, VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **William Jerry Corlew and Bobby Ray Corlew and Linda E. Edens and Deanna C. Williams**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quang T. Nguyen and Long Nguyen**, 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. 1149 on the Map of Charlotte Park Subdivision, Section 16, as of record in Book 3300, page 97, R.O.D.C. Tennessee.

Said Lot No. 1149 fronts 80.4 feet on the westerly side of Capri Drive and runs back between lines, 173.5 feet on the northerly side and 151.7 feet on the southerly side to a line in the rear measuring 90 feet thereon.

Being the same property conveyed to Ollie Mae Williams Lane, unmarried, by Warranty Deed from Don Allen Phillips and wife, Peggy P. Phillips, dated September 22, 1999, as of record in Instrument No. 20000104-0000849, Register's Office for Davidson County, Tennessee. The said Ollie Mae Williams Lane having since died and subject property being vested in William Jerry Corlew, Bobby Ray Corlew, Linda E. Edens and Deanna C. Williams, heirs as named in Affidavit of Heirship as of record in Instrument No. 20110715-0054245, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Davidson County Property Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 3300, page 97,,in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 453 Capri Dr., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20110061558 DEEDWARR
Recvd: 10/04/11 08:48 2 pgs
Fees:13.00 Taxes:499.50
20111004-0076688

Witness our hands this 30th day of September, 2011.

Linda E. Edens

William Jerry Corlew

Deanna C. Williams

Bobby Ray Corlew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Jerry Corlew and Bobby Ray Corlew, Linda E. Edens and Deanna C. Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2011.

Notary Public

My Commission Expires:

12-06-2011

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY