File No. 120134

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120017934 DEEDWARR
Recvd: 03/12/12 10:24 2 pgs
Fees:13.00 Taxes:586.45
20120312-0021122

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kacie Lee Sorace	Mortgage Investors Group	142-14-0B-012.00
(NAME)	(NAME)	
7526 Old Harding Pike	8320 W. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Chung Thanh Dieu and wife, Tuyen Nguyen Dieu, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kacie Lee Sorace and Paul T. Sorace, wife and husband, and Michael D. Weatherford, an unmarried man, 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. 12 on the Plan of Phase I - Section VIII, River Plantation, of record in Book 6900, Pages 475 and 476, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS a portion of subject property conveyed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu to Metropolitan Government of Nashville & Davidson County, Tennessee, dated 5/27/94 and recorded 6/13/94 in Book 9376, Page 801, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point on the existing westerly margin of Old Harding Pike at Station 100+92.32, a distance of 30.00 feet left of the Survey Centerline as shown on Project No. 92-R-6, Sawyer Brown Road/Old Harding Road Intersection Improvements; thence leaving said point along the westerly margin of Old Harding Road, North 20 degrees 42 minutes 07 seconds East a distance of 85.00 feet to a point; thence continuing North 69 degrees 17 minutes 54 seconds West a distance of 12.92 feet to a point; thence continuing South 20 degrees 46 minutes 57 seconds West a distance of 85.00 feet; thence continuing South 69 degrees 17 minutes 54 seconds East a distance of 13.04 feet to the point of beginning and containing an area of 1,102.96± square feet or approximately 0.025± acres.

BEING part of the same property conveyed to Chung Thanh Dieu and wife, Tuyen Nguyen Dieu by Warranty Deed from H. Claude Young and wife, Betty Jean Young dated 5/28/92 and recorded 6/1/92 in Book 8639, Page 46, Register's Office for Davidson County, Tennessee. Power of Attorney for H. Claude Young, Jr. and Betty Jean Young of record in Book 8639, Page 45, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7389, Page 924 and Book 7389, Page 941, said Register's Office.

Storm Water Detention Agreement of record in Book 7344, Page 438, said Register's Office.

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Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 9376, Page 801, said Register's Office.

Subject to all matters shown on plat of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7526 Old Harding Pike, Nashville, TN 37221

(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.

Witness our hands this 9th day of March, 2012.

Chung Thanh Dieu

Tuyen Nguyen Dieu

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chung Thanh Dieu and wife, Tuyen Nguyen Dieu, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2012.

Commission expires: 1/26/14

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner