BILL GARRETT, Davidson County
Trans: T20120078874 DEEDWARR
Recvd: 10/17/12 10:25 2 pgs
Fees: 13.00 Taxes: 425.50

20121017-0095134

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

G-TCH-12-6528

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phong Ngo	Citibank, N.A.	
6528 Upton Lane (ADDRESS)	1000 Technology Dr. (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368-2240 (CITY) (STATE) (ZIP)	102-3-191.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANE CRAFT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHONG NGO AND WIFE, VICTORIA THAO VY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF CHARLOTTE PARK, SEC. 26, AS OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 63.07 FEET ON THE NORTHERLY SIDE OF UPTON LANE, AND RUNS BACK 161.43 FEET ON THE WESTERLY LINE AND 150 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 99.47 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MILDRED A. PULLEN TO JANE CRAFT AS RECORDED ON THE 19TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031119-0168774 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF RESERVED PARCEL "A" ON THE PLAN OF CHARLOTTE PARK, SECTION 26, OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY KOHL-COODE AND ASSOCIATES DATED AUGUST 11, 1973, A COPY OF WHICH IS ATTACHED HERETO AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING LOCATED AT THE REAR COMMON CORNER OF LOTS NOS. 8 AND 9 ON THE PLAN OF SAID SECTION 26; THENCE WITH A LINE PERPENDICULAR TO THE REAR LINES OF SAID LOTS NO. 8 AND 9, NORTH 48° 10' 12" EAST, PASSING A WITNESS LINE AT 255.40 FEET, A TOTAL DISTANCE OF 278.40 FEET, MORE OR LESS, TO THE CENTER OF A CREEK; THENCE WITH THE CENTER OF SAID CREEK SOUTHEASTWARDLY 106 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID CREEK AND THE NORTHEASTERLY EXTENSION OF THE LINE BETWEEN LOTS NOS. 7 AND 8 ON THE PLAN OF SAID SECTION 26; THENCE WITH THE NORTHEASTERLY EXTENSION OF THE LINE BETWEEN SAID LOTS NOS. 7 AND 8, SOUTH 48° 10' 12" WEST, PASSING A WITNESS LINE AT 20 FEET, MORE OR LESS, AND CONTINUING FOR A DISTANCE OF 291.05 FEET, MAKING A TOTAL OF 311.05 FEET, MORE OR LESS, TO THE REAR COMMON CORNER OF SAID LOTS NOS. 7 AND 8; THENCE WITH THE NORTHEASTERLY LINE OF SAID LOT NO. 8, NORTH 41° 49' 48" WEST 99.47 FEET TO THE POINT OF BEGINNING, CONTAINING 29,457 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM REYNOLD BUBIS, TRUSTEE TO W. LANIER PULLEN AND WIFE, MILDRED A. PULLEN AS RECORDED ON THE 18TH DAY OF JANUARY, 1974 IN DEED BOOK 4781, PAGE 757, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. W. LANIER PULLEN PREDECEASED MILDRED A. PULLEN. MILDRED A. PULLEN IS ONE AND THE SAME AS LOUISE A. PULLEN. LOUISE A. PULLEN BEQUETHED SAID PROPERTY TO M. JANE CRAFT BY LAST WILL AND TESTAMENT (DOCKET NUMBER 12P-122), SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION).

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 3700, PAGE 91; BOOK 4065, PAGE 67; BOOK 4142, PAGE 166 AND BOOK 4781, PAGE 757, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 6528 Upton Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of October, 2012.

Martha Jane Craft By Jay McClure attorney in fact

Jane Craft

STATE OF Tennessee
COUNTY OF Davidson

ALSO KNOWN AS JAY MCCLURE

On this the 15th day of October, 2012, before me personally appeared Jay Michael McClure to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jane Craft and who acknowledged he/she/they executed the same as the free act and deed of the said Jane Craft.

Witness my hand and official seal, this the 15th day of October, 2012.

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903