File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087657 DEEDWARR
Recvd: 11/16/12 09:45 2 pgs
Fees:13.00 Taxes:74.00
20121116-0105774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trung Van Duong	NEW OWNERS	147020B03500CO
(NAME)	(NAME)	
6204 Paddington Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Thi Duong Tu, a single widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trung Van Duong and wife, Lan Huynh Duong, a/k/a Duong Lan Huynh**, 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 Unit B-115, on the plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums of record in Instr. No. 20070509-0055551, and amended in Instr. No. 20071011-0120947, and Instr. No. 20080625-0065590, said Register's Office.

Being the same property conveyed to Hai Van Ho and wife, Thi Duong Tu by deed from Dao Van Nguyen and wife, Lan Thi Nguyen of record in Instr. No. 20030604-0076731, Register's Office for Davidson County, Tennessee. Hai Van Ho having died August 31, 2012, vesting property in Thi Duong Tu as surviving spouse.

This conveyance is subject to 2012 taxes, prorated and assumed by Grantees; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums of record in Instr. No. 20070509-0055551, and amended in Instr. No. 20071011-0120947, and Instr. No. 20080625-0065590, and Charter of record in Book 4188, page 452, and Inst. No. 20061011-0126586 and Instr. No. 20070103-0001049, said Register's Office. Subject to the assessment of homeowners association fees, if any.
Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 550 Harding Place B-115, Nashville, TN 37211

(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 my hand this 13th day of November, 2012.

Thi Duone Tu

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Thi Duong Tu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of November, 2012.

Commission expires: October 5, 2015

Ann B. Waddell

ANN WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public