BILL GARRETT, Davidson County
Trans:T20120095096 DEEDWARR
Recvd: 12/12/12 13:29 2 pgs
Fees:13.00 Taxes:453.25
20121212-0114536

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121625

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro St. 100
San Antonio, TX 78216

New Owner is:
Hector Vargas
500 Reischa Sue Circle
Nashville, TN 37211

MAP: 134-13-0

PARCEL: 254.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Huong Thu Nguyen, unmarried, and Thuy Thu Nguyen, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hector Vargas, a married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **500 Reischa Sue Circle, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Woodland Hills, Phase One, of record in Plat Book 6900, pages 666-669, as corrected in Book 7564, Page 404, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Huong Thu Nguyen and Thuy Thu Nguyen, both unmarried, by Warranty Deed from W.L. Bainbridge, Inc., dated 7/25/97 and recorded 7/29/97 in Book 10546, Page 259, in the Register's Office of Davidson County, Tennessee.

TTN HTN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of December, 2012.

GRANTOR(S):

Huong Nguyen
HUONG THU NGUYEN

THUY THU NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Huong Thu Nguyen and Thuy Thu Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of December, 2012.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$122,500.00**.

Sonya Crowell
AFFIANT

SWORN TO and subscribed before me this 7th day of December, 2012.

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Crowell
NOTARY PUBLIC
My commission expires: 3/18/14