BILL GARRETT, Davidson County
Trans:T20130001259 DEEDWARR
Recvd: 01/04/13 14:53 2 pgs
Fees:13.00 Taxes:277.50
20130104-0001451

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2012.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 2/28/13

THIS INSTRUMENT WAS PREPARED BY
BELLE MEADE TITLE & ESCROW CORP., 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ADAM NGUYEN and HOA NGUYEN **905 Springlake Court** **Nashville, TN 37221**	**S A M E**	**14704009800**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSEPH STERANKA, JR.**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM NGUYEN and wife, HOA NGUYEN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Welch Meadows, as of record in Book 3700, page 24, Register's Office for said County, to which plan reference is here made for complete description.

Being the same property conveyed to Joseph Steranka, Jr., by Quitclaim Deed from Dr. Joseph Steranka, Sr., of record in Book 9979, page 237; and by Quitclaim Deed from Marian Nancy Steranka to Dr. Joseph Steranka, Sr., of record in Book 5666, page 35; and by Warranty Deed from Robert Hendley and Robert N. Gambill, a partnership d/b/a Hendley & Gambill to Joseph Steranka, Jr., and wife, Marian D. Steranka of record in Book 4066, page 751, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4932 Jonquil Drive, Nashville, Tennessee 37211

This conveyance is subject to the following:

1. **Real property taxes for 2013 and thereafter.**
2. **All matters shown on the plat of record in Plat Book 3700, page 24, Register's Office for Davidson County, Tennessee.**
3. **Covenants, Conditions and Restrictions of record in Book 3942, page 54, Register's Office for Davidson County, Tennessee.**

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 aid 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 31st day of December, 2012.

Joseph Steranka Jr
JOSEPH STERANKA, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSEPH STERANKA, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 2012.

Sharon Hackett
NOTARY PUBLIC

SHARON HACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-8-2013