BILL GARRETT, Davidson County
Trans:T20130001417 DEEDWARR
Recvd: 01/07/13 09:26 2 pgs
Fees:13.00 Taxes:68.45
20130107-0001649

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-10-14
(AFFIX SEAL)

R-JE-12-523

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
Desperado Properties, LLC	Desperado Properties, LLC (NAME)	
523 31st Avenue North (ADDRESS)	2008 8th Avenue South (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	092-10-0-074.00

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 NICOLAS NGUYEN AND WIFE, KAREN SWINGLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DESPERADO PROPERTIES, LLC, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE MAP OF CHARLOTTE HEIGHTS OF RECORD IN PLAT BOOK 57, PAGE 169, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 38 FRONTS 50 FEET ON THE WESTERLY SIDE OF 31ST AVENUE, NORTH, FORMERLY ROYAL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 145 FEET TO AN ALLEY.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS THAT PART OF LOT TAKEN BY THE STATE OF TENNESSEE BY ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH IS OF RECORD IN BOOK 4272, PAGE 12, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO NICOLAS NGUYEN AND KAREN SWINGLY BY DEED FROM J.T MURPHREE OF RECORD AT INSTRUMENT NO. 20120709-0059962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2012 AND RECORDED ON JULY 9, 2012.

BEING THE SAME PROPERTY CONVEYED TO J.T. MURPHREE BY DEED FROM FIRST AMERICAN BANK, TRUSTEE, UNDER THE WILL OF BOBBY BEECHAM, DECEASED, DATED MARCH 7, 1980, RECORDED ON MARCH 12, 1980 OF RECORD IN BOOK 5577, PAGE 879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. J.T. MURPHREE, AKA JOHN T. MURPHREE, DIED TESTATE ON AUGUST 18, 2011 AND BY LAST WILL AND TESTAMENT ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, NO. 12P18, THE PROPERTY HEREIN DESCRIBED WAS DEVISED TO SAID JOHN T. MURPHREE'S SURVIVING SPOUSE, WINIFRED FLY MURPHREE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 169, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved (X)
This is improved ( ) property, known as 523 31st Avenue North, 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 28th day of December, 2012.

Nicolas Nguyen

Karen Swingly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicolas Nguyen and Karen Swingly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)

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