WARRANTY DEED

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-7-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cuong Quang Le	New Owner	126150A18000CO
(NAME)	(NAME)	
8145 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Aaron M. Ferry and Mary K. Ferry, husband and wife , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cuong Quang Le, an unmarried man and Sang Thi Vo, a married woman, as Joint Tenants with Right of Survivorship, 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 Lot 158, BOONE TRACE AT BILTMORE, SECTION FOUR, as shown on plat of record in Plat Book 9700, Pages 932 & 933, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jason S. Hiett and wife, Joy F. Hiett to Aaron M. Ferry and Mary K. Ferry, husband and wife, as recorded on the 29th day of March, 2011 in Instrument No. 20110329-0023956 and Warranty Deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc. to Jason S. Hiett and wife. Joy F. Hiett as recorded on the 9th day of August, 2000 in Instrument No. 200008090079013, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7265, Page 657, Book 9342, Page 312, re-recorded in Book 9735, Page 931, amended in Book 10032, Page 813, supplemented in Book 10306, Page 817, Book 11455, Page 443 and Instrument Numbers 200001260008529, 200012110121618, 200107170075902 and 200111190126832, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 8145 Settlers Way, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20130003644 DEEDWARR
Recvd: 01/14/13 13:42 2 pgs
Fees:13.00 Taxes:791.80

20130114-0004330

Witness our hands this 8th day of January, 2013.

Aaron M. Ferry

Mary K. Ferry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of January, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aaron M. Ferry and Mary K. Ferry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1/27/2015

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015