BILL GARRETT, Davidson County
Trans:T20130028554 DEEDWARR
Recvd: 04/08/13 15:16 4 pgs
Fees:23.00 Taxes:573.50

20130408-0034691

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 4 day of April , A.D., 20 13 , by and between

Craig A. Wilson and wife, Renee J. Lefever-Wilson a/k/a Renee J. Wilson

063-160 B
148

First Parties, and

Zachary G. Nguyen

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 230, OF THE PLAN OF HAMPTON PARK, FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 405, AS AMENDED IN BOOK 6900, PAGES 550 THRU 552 AND CORRECTED IN BOOK 7462, PAGE 445 AND AMENDED IN BOOK 8181, PAGE 112, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CRAIG A. WILSON AND WIFE, RENEE J. WILSON, BY QUITCLAIM DEED FROM CRAIG A. WILSON, RECORDED ON DECEMBER 18, 2008, OF RECORD IN INSTRUMENT NO. 20081218-0121170 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Zachary G. Nguyen
1409 Aaronwood Drive
Old Hickory, TN 37138

RESPONSIBLE TAXPAYER:
Same as new owner

CLT # _____

MR-BR-10305-02818

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Craig A. Wilson Renee J. Lefever Wilson a/k/a Renee J. Wilson

STATE OF _____

COUNTY OF _____

Personally appeared before me, Craig A. Wilson and wife, Renee J. Lefever Wilson a/k/a Renee J. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 20_____.

✓ _____ Notary Public

My Commission Expires: _____

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 155,000.00. Affiant _____.

Subscribed and sworn to before me this 4th day of April, 2013.

My Commission Expires: Brenda Shelby

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-17-2015

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✔ STATE OF Tennessee
COUNTY OF Williamson } SS

On 2/27/13 before me, ~~Renee J. Lefever-Wilson~~ Whitney Lehman
Renee J Lefever-Wilson a/k/a Renee J Wilson
personally appeared ~~Craig A. Wilson~~, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand and official seal.

✔ **Signature** _____

exp 3/14/16

✔ STATE OF Virginia
COUNTY OF Henrico } SS

On 3/1/13 before me, Rebecca L Wright
Craig A Wilson a/k/a
personally appeared ~~Renee J. Lefever-Wilson a/k/a~~ Renee J. Wilson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

✔ **Signature** _____

exp 9/30/13

REBECCA L. WRIGHT
NOTARY PUBLIC
MY COMMISSION NUMBER 312077
COMMONWEALTH OF VIRGINIA

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 230, OF THE PLAN OF HAMPTON PARK, FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 405, AS AMENDED IN BOOK 6900, PAGES 550 THRU 552 AND CORRECTED IN BOOK 7462, PAGE 445 AND AMENDED IN BOOK 8181, PAGE 112, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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