WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/13 10:12 2 pgs
Fees:13.00 Taxes:384.80
20130425-0041067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$104,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 19th day of April, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ciin S. Dim	SWBC Mortgage Corporation	13312007200
435 Tampa Drive	5055 Maryland Way, Suite 200	
Nashville, TN 37211	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hoang Nguy and Phoxay Nguy, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ciin S. Dim and Kam S. Thang, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 87, on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Hoang Nguy and Phoxay Nguy, husband and wife, from L-W Investment Properties, Inc. by Warranty Deed on June 15, 2007, of record in Instrument Number 20070618-0072566, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable. 2013 County Taxes are estimated in the amount of $1,167.35 and become due 10/1/13 for Map & Parcel 13312007200. No City Taxes.
- Subject to all matters as shown on the Plan of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3792, Page 445 and Book 3816, Page 784, Register's Office for Davidson County, Tennessee.

This is improved property known as: **435 Tampa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 19, 2013.

Hoang Nguy 4/19/2013
Hoang Nguy

Phoxay Nguy
Phoxay Nguy

STATE OF TENNESSEE
COUNTY OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hoang Nguy and Phoxay Nguy, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 19, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY