WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055424 DEEDWARR
Recvd: 07/01/13 09:29 2 pgs
Fees:13.00 Taxes:444.00
20130701-0067278

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chieu K. Tran **C/O Signature Nail Spa**	**Same As New Owner**	**Map 119-3**
(NAME) **3900 Hillsboro Pk, Ste. 4**	(NAME)	**Parcel 161.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **GREGORY L. STILES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHIEU K. TRAN AND WIFE THUY K. DAO,** 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 No. 89 on the Plan of Section 2, Hill –N-Dale, of record in Book 4175, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete description thereof.

Being the same property conveyed to Hugh E. Heaslip and wife, Margie N. Heaslip by Warranty Deed from Houston T. Ezell and wife, Mabel W. Ezell, of record in Book 4459, page 235, Register's Office for Davidson County, Tennessee. Margie N. Heaslip subsequently conveyed her interest in the property to Hugh E. Heaslip by Quitclaim Deed, of record in Book 6106, page 849, said Register's Office. Hugh E. Heaslip subsequently conveyed the property to Hugh E. Heaslip and wife, Joan S. Heaslip by Quitclaim Deed, of record in Book 6121, page 491, said Register's Office. Hugh E. Heaslip died February 29, 2008, thereby vesting the property solely in Joan S. Heaslip as surviving tenant by entirety. Joan S. Heaslip died May 27, 2013, Intestate, with her interest vesting in her sole surviving heir, her son, Gregory L. Stiles.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 5, said Register's Office; and (c) Restrictive covenants contained in Book 4206, page 106, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **501 Foothill Drive, Nashville, TN 37217**

(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.

Witness my hand this 27th day of June, 2013.

Gregory L. Stiles

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Gregory L. Stiles,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2013.

Commission expires:

Notary Public