BILL GARRETT, Davidson County
Trans:T20130057392 DEEDWARR
Recvd: 07/05/13 11:36 2 pgs
Fees:13.00 Taxes:377.40

20130705-0069760

PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Grace L. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Signature Nail Spa c/o Chieu Tran	New Owner	149-3-96
(NAME) 3900 Hillsboro Pk., Ste. 4	(NAME)	149-3-120
(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, **TIMOTHY J. SULLIVAN AND WIFE, LIGIA I. SULLIVAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHIEU 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:

Tract I: 2412 Scott Valley Dr., Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 17A, Zone Lot Division of Lots 16, 17 and 18, Edge-O-Lake Villa, of record in Book 5200, page 644 and Book 6900, page 605, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy J. Sullivan and wife, Ligia I. Sullivan by Warranty Deed from Billy G. Barnes, unmarried of record in Instrument No. 20021030-0133131, said Register's Office.

NOTE: The prior Deed of Conveyance listed Lot No. 17 as the property being conveyed when in fact Lot No. 17 includes Lot No. 17A & Lot No. 17B per the Zone Lot Division referenced in the above description.

Tract II: 2414 Scott Valley Dr., Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 17B, Zone Lot Division of Lots 16, 17 and 18, Edge-O-Lake Villa, of record in Book 5200, page 644 and Book 6900, page 605, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy J. Sullivan and wife, Ligia I. Sullivan by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument No. 20021008-0122255, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 644 and Book 6900, page 605, said Register's Office; and (c) bylaws of record in Book 6661, page 384, said Register's Office; (d) restrictive covenants of record in Book 6275, page 449, said Register's Office; (e) easement of record in Book 6149, page 138, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2412 Scott Valley Drive, Nashville, TN 37217 and 2414 Scott Valley 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 our hands this 31 day of July, 2013.

Timothy J. Sullivan

Ligia I. Sullivan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Sullivan and Ligia I. Sullivan , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2013.

Commission expires: 5/17/2014

Notary Public

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY