BILL GARRETT, Davidson County
Trans:T20130067712 DEEDWARR
Recvd: 08/07/13 10:51 2 pgs
Fees:13.00 Taxes:271.95

20130807-0082736

This instrument prepared by & return to: Solomon Parks Title & Escrow
8119 Isabella Ln Ste 105
Brentwood, TN 37027

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of August, 2013, by and between Ngoan Van Nguyen, married, party of the first part, and Christopher O'Connor, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 33B, ON THE PLAN OF EDGE-O-LAKE; SECTION 21, ZONE LOT NOS. 10-16 & 18-43, OF RECORD IN BOOK 6250, PAGE 111, AMENDED IN PLAT BOOK 6900, PAGE 256, AND AS FURTHER AMENDED IN PLAT BOOK 7351, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Ngoan Van Nguyen by virtue of that certain CASH Deed dated May 17, 2013, at Instrument No. 20130520-0050882 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ngoan Van Nguyen by Tonie Do, Attorney in fact

Ngoan Van Nguyen, by Tonie Do, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Tonie Do, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ngoan Van Nguyen and acknowledged that she executed the same as the free act and deed of the said Ngoan Van Nguyen.

WITNESS my hand and official seal at office this 2nd day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Christopher O'Connor 603 Alison Ct. Nashville, TN 37217
Tax Parcel No	14908008100
Property Address:	603 Alison Court Nashville, TN 37217
MAIL TAX BILLS TO:	New owner: 329 Windhaven Bay 603 Alison Ct. Mt. Juliet, TN 37122 Nashville, TN 37217

Firm File #: 20130637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $73,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of August, 2013.

Notary Public

My Commission Expires: 4·25·2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

Return To:
Coleman Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027