BILL GARRETT, Davidson County
Trans:T20130074424 DEEDWARR
Recvd: 08/28/13 11:08 2 pgs
Fees:13.00 Taxes:702.63

20130828-0090747

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

26196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2013.

(Affix Seal) Notary Public

My Commission Expires: 5/2014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Khoa Dang Nguyen and wife, Misty Hays	SWBC Mortgage Corporation	Map/Parcel
543 Stevenson Street	9311 San Pedro Ave., #100	091 09 0 249.00
Nashville, TN 37209	San Antonio, TX 78216	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, PEDRO L. TEIXEIRA, JR., hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto KHOA DANG NGUYEN AND WIFE, MISTY HAYS, hereinafter called the GRANTEES, their heirs and assigns, that 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. 12 on the Plan of Corlew Subdivision of the T.M. Nall's Subdivision of the B.F. Cockrill Land, of record in Book 3842, page 165, Register's Office for said County, to which plan reference is hereby mae for a more complete and accurate legal description.

Being the same property conveyed to Pedro L. Teixeira, Jr., by warranty deed from Toni J. Rothfuss of record in Instrument No. 20100701-0051783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of Brentwood taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 091 09 0 249.00.

b. All matters appearing on the Plan of Corlew Subdivision of the T.M. Nall's Subdivision of the B.F. Cockrill Land, of record in Plat Book 3842, page 165, Register's Office for Davidson County, Tennessee.

c. Subject to easement of record in Instrument No. 20100701-0051783, Register's Office for Davidson County, Tennessee.

d.

This is IMPROVED property known as 543 Stevenson Street, Nashville, Tennessee 37209

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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 23rd day of August, 2013:

Pedro L. Teixeira, Jr.

Carolyn M. Teixeira, wife of Pedro L. Teixeira, Jr. hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status, or otherwise.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Pedro L. Teixeira, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of August, 2013:

Notary Public

My Commission Expires Mar.30, 2015

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carolyn M. Teixeira, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2013:

My Commission Expires Mar.30, 2015

Notary Public

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY