BILL GARRETT, Davidson County
Trans:T20130084256 DEEDWARR
Recvd: 09/30/13 12:21 2 pgs
Fees:13.00 Taxes:186.85

20130930-0102318

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130800552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
27th day of SEPTEMBER, 2013

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES:
September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KHOA TRAN 3524 ~~22524~~ S. CARROLLTON AVE. NEW ORLEANS, LA 70118	SAME	119-14-OA-158.00 CO

FOR AND IN 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,

KENNEDY J. MARSHALL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KHOA TRAN

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 Unit No. 158, Building K, on the plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, Page 320, said Register's Office.

BEING the same property conveyed to Kennedy J. Marshall, unmarried, by Warranty Deed from Frank W. Wade, married, dated 5/10/05 and recorded 5/23/05 in Instrument No. 20050523-0057969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2929 SELENA DRIVE, 3158, NASHVILLE, TN 37211**
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 27th day of SEPTEMBER, 2013.

KENNEDY J. MARSHALL

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 KENNEDY J. MARSHALL the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014