WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086816 DEEDWARR
Recvd: 10/08/13 08:36 2 pgs
Fees:13.00 Taxes:273.80
20131008-0105393

G-RA-13-3431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vo N. Ngo	**Vo N Ngo**	
(NAME)	(NAME)	
3431 Brick Church Pike	**7208 Autumn Crossing Way**	**50-10-101.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **ALFRED VASQUEZ AND ANA VASQUEZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VO N. NGO AND THANH LE KIM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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 2, VILLAGE BY THE CREEK, SECTION ONE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 29, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALFRED VASQUEZ BY WARRANTY DEED FROM KRAMER INVESTMENT PROPERTIES, LLC, RECORDED ON THE 30TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050330-0034634, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6200, PAGE 29; COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN DEED RECORDED IN BOOK 6291, PAGE 406 IN SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **3431 and 3433 Brick Church Pike Nashville, Tennessee 37207**

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of October, 2013.

Alfred Vasquez

Ana Vasquez

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of October, 2013, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alfred Vasquez and Ana Vasquez and who acknowledged they executed the same as the free act and deed of the said Alfred Vasquez and Ana Vasquez.

Witness my hand and official seal, this the 4th day of October, 2013.

Notary Public

My Commission Expires: 3/7/17

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212