BOX #14

G#25553-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095473 DEEDWARR
Recvd: 11/08/13 08:46 2 pgs
Fees:13.00 Taxes:647.50
20131108-0115871

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dai Thi Trang Nguyen and Vi Nguyen Tuong Nguyen	**"New Owners"**	**176050B04800CO**
6048 Firelight Trail		
Antioch, TN 37013		

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, I,

Lan Bach Thi Nguyen, an un-remarried widow

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

Dai Thi Trang Nguyen, a married woman, and Vi Nguyen Tuong Nguyen, an unmarried woman, as joint tenants with right of survivorship

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 Lot No. 143 on the Plan of Hickory Woods Estates, Section "C", as of record in Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Viet Van Pham and wife, Lan Bach Thi Nguyen, by Warranty Deed dated March 31st, 2000, from Continental Development and Construction, Inc., of record in Instrument No. 200004040033986, Register's Office for Davidson County, Tennessee. Said interest is

now vested in Lan Bach Thi Nguyen as surviving tenant by the entirety, the said Viet Van Pham having died July 15, 2001.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **6048 Firelight Trail, Antioch, TN 37013**.

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 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 my/our hand(s) this **7th** day of **November, 2013.**

Lan Bach Thi Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lan Bach Thi Nguyen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **November, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17