Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

#7602

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Angie Hoang** **451 Annex Avenue** **Nashville, Tennessee 37209**	SEND TAX BILLS TO: Water Mortgage N25 W23955 Paul Rd Pawaukee WI 53072	MAP-PARCEL NUMBERS: **09015007400**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

NANCY BAILEY, a single woman

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

ANGIE HOANG, a single woman

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

Being Lot No. 1126 on the Plan of Charlotte Park Subdivision, Section 13, as of record in Book 2900, Page 142, Register's Office for said County as follows:

Said Lot No. 1126 fronts 82.0 feet on the northwesterly margin of Annex Avenue and runs back 150.0 feet on the northeasterly line and 145.8 feet on the southwesterly line to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to John L. Nixon and wife, Mildred Nixon by warranty deed from Norris Bryant and wife, Mary Jo Bryant of record in Book 4150, Page 908, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Nancy Bailey by Affidavit of Heirship of record in Instrument No. 20131104-0114487, Register's Office for Davidson County, Tennessee, John L. Nixon and Mildred Nixon having since died intestate leaving only Nancy Bailey as heir. John L. Nixon having predeceased Mildred Nixon.

This is improved property known as **451 Annex Avenue, 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 GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 19 day of Nov., 2013.

Nancy Bailey
NANCY BAILEY

BILL GARRETT, Davidson County
Trans:T20130098562 DEEDWARR
Recvd: 11/20/13 09:58 2 pgs
Fees:13.00 Taxes:592.00

20131120-0119588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **NANCY BAILEY** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19 day of Nov 2013.

Veronica Walden
NOTARY PUBLIC
My Commission Expires:

VERONICA WALDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00.

Jana Carter
AFFIANT

Sworn to and subscribed to before me this 19 day of Nov, 2013.

Veronica Walden
NOTARY PUBLIC

My Commission Expires:

VERONICA WALDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2015