(3)

WARRANTY DEED



R-VRES-13-0605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thy A. Truong	NEW OWNER (NAME)	
605 Bell Ridge Trace (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	149-16-0-023.00

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/we GARY T. JONES AND SANDRA P. JONES, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THY A. TRUONG AND TACH DU, WIFE AND HUSBAND, 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 NO. 23 ON THE PLAN OF BELLWOOD ESTATES, SECTION 1 OF RECORD IN PLAT BOOK 6050, PAGE 182, WHICH IS A RESUBDIVISION OF LOTS 23, 24, 25 AND RESERVE PARCEL 26 ON THE PLAN OF BELLWOOD ESTATES, SECTION 1 OF RECORD IN BOOK 5200, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARY T. JONES AND WIFE, SANDRA P. JONES BY DEED FROM WALTER H. PRUITT AND WIFE, BELVIA M. PRUITT OF RECORD IN BOOK 10596, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 2, 1997 RECORDED ON SEPTEMBER 4, 1997.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 172 AND PLAT BOOK 6050, PAGE 182; BOOK 5453, PAGE 706; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 605 Bell Ridge Trace, Antioch, Tennessee 37013
(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.

BILL GARRETT, Davidson County
Trans:T20130101171 DEEDWARR
Recvd: 12/03/13 08:13 2 pgs
Fees:13.00 Taxes:758.50

20131203-0122696

Witness my/our hand(s) this 26th day of November, 2013.

Gary T. Jones by Brian Mitchell as
Attorney In Fact

Sandra P. Jones by Brian Mitchell as
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared BRIAN MITCHELL 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 GARY T. JONES AND SANDRA P. JONES and who acknowledged he/she/they executed the same as the free act and deed of the said GARY T. JONES AND SANDRA P. JONES.

Witness my hand and official seal, this the 26th day of November, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903