BILL GARRETT, Davidson County
Trans:T20140003283 DEEDWARR
Recvd: 01/15/14 11:32 2 pgs
Fees:13.00 Taxes:599.40
20140115-0004098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 162,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2013.

Notary Public

My commission expires: January 4th, 17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BAUER NGUYEN **CALVIN T NINH**	**WATERSTONE MORTGAGE**	**058090A04700CO**
2113 MAYNARD CT	**N25 W23255 PAUL RD**	
NASHVILLE, TN 37218	**PEWAUKEE, WI 53072**	

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 ACKNOWLEDGE, WE,

JEREMY N. SWEETS and JESSICA R. SWEETS, husband and wife

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

BAUER NGUYEN and CALVIN T NINH

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:

Being Lot 47, on Plan of Creekside Trails, Phase 2, of record in Instrument No. 20000426-0041282 as amended in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO JEREMY N. SWEETS AND JESSICA R. SWEETS, HUSBAND AND WIFE, BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES DATED 06/26/2003 AND RECORDED ON 07/08/2003 IN INSTRUMENT NUMBER 20030708-0093582 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2113 MAYNARD CT, NASHVILLE, TN 37218.

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 in 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 21st day of November, 2013.

JEREMY N. SWEETS

JESSICA R. SWEETS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JEREMY N. SWEETS and JESSICA R. SWEETS, the within named Grantor(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, at office, this 21st day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY