ADDRESS NEW OWNER:
Chieu Tran and
Thuy Dao
3900 Hillsboro Pike, #4
Nashville, TN 37215

SEND TAX BILL TO:

New Owner

BILL GARRETT, Davidson County
Trans:T20140013762 DEEDWARR
Recvd: 02/27/14 11:40 2 pgs
Fees:13.00 Taxes:476.93
20140227-0016963

MAP & PARCEL NOS.:
09016003600

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jonathan David Bailey and Pauline Virginia Bailey, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Chieu Tran and Thuy Dao, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 2, 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 30 fronts 70 feet on the southerly side of American Road and runs back 146 feet on the westerly line and 147.9 feet on the easterly line to a dead line in the rear, measuring 70 feet thereon.**

**Being the same property conveyed to Jonathan David Bailey and wife, Pauline Virginia Bailey, from Virginia Sue Lampley Harris and Rebecca Lampley Dillingham, Co-Executrixes of the Estate of Ernestine L. Hallman, by Warranty Deed recorded on November 27, 2002, in Instrument No. 20021127-0147202, Register's Office for Davidson County, Tennessee.**

This is property with a common address of **525 American Road, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2663, Pages 2,3,4,5, & 6, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2638, Page 490, said Register's office.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February, 2014.

x _____
**Jonathan David Bailey**

x _____
**Pauline Virginia Bailey**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jonathan David Bailey and Pauline Virginia Bailey, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **26th** day of **February 2014.**

_____
Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

File No. 1402-038

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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $128,900.00.

_____
Affiant

Subscribed and sworn before me this 26th day of February 2014.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017