WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$215,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Tidwell	Robert L. Tidwell	064080A08400CO
(NAME)	(NAME)	
2117 Remington Park Road	2117 Remington Park Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140016034 DEEDWARR
Recvd: 03/10/14 10:23 2 pgs
Fees:13.00 Taxes:795.50
20140310-0019768

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tan Hoang Nguyen, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert L. Tidwell and Amanda S. Tidwell, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 46 on the plan of Section Three, Merritt Downs of record in Instrument No. 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thuy Thi Vu and Tan Hoang Nguyen, wife and husband by Warranty Deed dated 06/20/2005 from Beazer Homes Corp., a Tennessee corporation of record in Instrument 200506220071637, Register's Office for Davidson County, Tennessee.
The said Thuy Thi Vu and Tan Hoang Nguyen having since divorced.

Being the same property conveyed to Tan Hoang Nguyen, unmarried by deed from Thuy Thi Vu, unmarried as of record in Instrument No. 20140310-0019767, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200406290076758, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200107020069864, as amended of record in Instrument 200407160085315, said Register's Office.
By-Laws of record in Instrument 200106080060786, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200101190006024, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200106080060785, as restated in Instrument 200111270129417, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200407160085316, said Register's

Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2117 Remington Park Road, Old Hickory, TN 37138
(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/or 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/or 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 hand this 7th day of March, 2014.

Tan Hoang Nguyen

State of Tennessee
County of Wilson

Personally appeared before me Tan Hoang Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of March, 2014.

Notary Public
My Commission Expires: 8.19.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

