WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023048 DEEDWARR
Recvd: 04/04/14 15:55 2 pgs
Fees:13.00 Taxes:721.50

20140404-0028420

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 11-27-2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly McIndoe	new owner	117-08-0M-002.00-CO
(NAME)	(NAME)	
1607B Stokes Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **Viet Nguyen and Xuan-Mai Nguyen, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Holly McIndoe, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. B of Stokes Lane Townhouses, a Townhouse Planned Unit Development, a (Horizontal Property Regime with Private Elements), a Townhouse Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Stokes Lane Townhouses of record in Instrument No. 20110207-0010855, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereof, said Unit being depicted on Exhibit "B" to said Master Deed.

BEING the same property conveyed to Viet Nguyen and Xuan-Mai Nguyen, husband and wife, by Warranty Deed dated March 30, 2011 from Rebecca Klements, married and filed of record in Instrument No. 20110404-0025669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1607B Stokes Ln, Nashville, TN 37215

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, has 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 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 our hands this **28th** day of **March, 2014**

Viet Nguyen

Xuan-Mai Nguyen

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, **Viet Nguyen and Xuan-Mai Nguyen,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **March, 2014**

Notary Public

My commission expires: Jan 21, 2016.

State of California County of San Diego)ss.
On March 28, 2014 before me Luna Zhang,
Notary Public, personally appeared Viet Nguyen & Xuan Mai Nguyen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct WITNESS my hand and official seal.

L. Zhang

LUNA ZHANG
COMM. # 1967135
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES JAN. 21, 2016