BILL GARRETT, Davidson County
Trans:T20140027043 DEEDWARR
Recvd: 04/22/14 09:19 2 pgs
Fees:13.00 Taxes:806.60
20140422-0033389

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2014.

Notary Public
My commission expires: 1-11-17

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1403-48913

Address of New Owner:	Send Tax Bills to:	Tax Information
Huong Thi Mai Cao	Fifth Third	114-08-0-A-033.00
509 Cedar Cove	5001 Kinglsey Drive	
Nashville TN 37209	Cincinnati, OH 45227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy Leathers Tidwell and husband, Darren Tidwell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Huong Thi Mai Cao, also known as Huong Cao, an unmarried woman, and Kelly Ta, a married woman, hereinafter called the Grantees, their successors 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, being Lot No. 33, on the Plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Leathers, unmarried and Darren Tidwell, unmarried by deed from Dianne Crowell and husband, Adrian Romero, dated September 29, 2006, recorded October 11, 2006, of record in Instrument No. 20061011-0126337, Register's Office for Davidson County, Tennessee.

Amy Leathers being one and the same as Amy Leathers Tidwell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Cedar Cove, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of April, 2014.

Amy Leathers Tidwell

Darren Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Leathers Tidwell and Darren Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of April, 2014.

State of Tennessee at Large

My Commission expires:

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON