BILL GARRETT, Davidson County
Trans:T20140045228 DEEDWARR
Recvd: 06/25/14 14:49 2 pgs
Fees:13.00 Taxes:473.23
20140625-0055724

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $127,900.00.

Affiant

Subscribed and sworn to me on June 24, 2014.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8/14/2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27550SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Duyen Huu Nguyen Nga Mach 512 River Rouge Drive Nashville, TN 37209	SAME AS NEW OWNER	090-16-0-153.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Estate of Thersia J. Head by Cynthia J. Hurley Administrator, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Duyen Huu Nguyen and wife Nga Mach, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 675, on the Plan of Charlotte Park, Section Seven, of record in Book 2900, pages 79 and 80, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thersia J. Head by Warranty Deed dated September 10, 2012, from Provident Bank of record as Instrument No. 20020924-0116358, Register's Office for Davidson County, Tennessee. The said Thersia J. Head having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on plan of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Development, Inc., and the City of Nashville record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 512 River Rouge Drive, 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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on June 24, 2014.

Estate of Thersia J. Head

By: Cynthia J. Hurley, Administrator,
Cynthia J. Hurley, Administrator by Terri Rutherford attorney-in-fact
By: Terri Rutherford, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Cynthia J. Hurley, as her Attorney in Fact, as the free act and deed of the within named Cynthia J. Hurley.

Witness my hand and official seal on June 24, 2014.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

My Commission Expires: