WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thao Nguyen	Pinnacle Bank	Parcel ID:
303 Cathy Jo Dr.	150 3rd Ave. South, Ste. 900	13311010500
Nashville, TN 37211	Nashville, TN 37201	

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

Jimmy G. Garrett and wife, Teresa J. Garrett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thao Nguyen, an unmarried woman and Nhut T. Trieu, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 85 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 85 fronts 80.24 feet on the southeasterly margin of Cathy Jo Drive and runs back between lines 130.56 feet on the southwesterly line and 130 feet on the northeasterly line to a dead line on which it measures 79.59 feet.

BEING the same property conveyed to Jimmy G. Garrett and Teresa J. Garrett by deed from Tennessee Baptist Foundation, Executor and Trustee under the will of Iris B. Rosson, of record in Book 8451, Page 598, dated September 25, 1991, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3770, Page 214, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3600, Page 60, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 303 Cathy Jo Dr., Nashville, TN 37211

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, 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 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 29th day of August, 2014.

Jimmy G. Garrett

Teresa J. Garrett

BILL GARRETT, Davidson County
Trans:T20140064850 DEEDWARR
Recvd: 09/02/14 11:59 2 pgs
Fees:13.00 Taxes:546.49
20140902-0079708

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 Jimmy G. Garrett and Teresa J. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.