WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140073349 DEEDWARR
Recvd: 09/30/14 11:32 2 pgs
Fees: 13.00 Taxes: 444.00
20140930-0089995

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Sept, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Trinh Phuoc Cao	Regions Bank	149-12-0B-005.00 CO
(NAME)	(NAME)	
1228 Twin Circle	2050 Parkway Office RCN-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **RAPHAEL MENDEZ AND JENNIFER MENDEZ**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRINH PHUOC CAO, 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:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Forest Cove, Phase I, a Planned Unit Development, of record in Plat Book 9700, pages 754 and 755, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAPHAEL MENDEZ AND WIFE, JENNIFER MENDEZ, by deed from HEARTHSIDE HOMES, LLC, of record as Instrument No. 20000201-0010096, dated January 28, 2000, said Register's Office.

This is: Improved	property, known as	1228 Twin Circle	Nashville, TN 37217		
		(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 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 18 day of Sept, 2014.

Raphael Mendez

Jennifer Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Raphael Mendez and Jennifer Mendez, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of Sept., 2014.



Notary Public