Return to: Nations Title
404 BNA Drive
Suite 307 Building 200
Nashville, Tennessee 37217

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140077317 DEEDWARR
Recvd: 10/14/14 12:42 2 pgs
Fees:13.00 Taxes:495.80
20141014-0094762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2014.

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kien Bui	Bank of America	
1549 Lincoya Bay Dr.	101 S. Tryon St	109-05-0D-019.00-CO
Nashville, TN 37214	Charlotte NC 28255	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MALISSA FAY HOUSE NKA MALISSA BERDIT, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIEN D. BUI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1549 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Malissa Fay House, unmarried by deed from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20050720-0084363 Register's Office for Davidson County, Tennessee, dated July 18, 2005 and recorded on July 20, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2014.

Malissa Fay House NKA Malissa Berdit
BY LINDSEY DORRIS AS ATTORNEY IN FACT

Malissa Fay House NKA Malissa Berdit
by Lindsey Dorris as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2014, before me personally appeared Lindsey Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Malissa Fay House NKA Malissa Berdit as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Malissa Fay House NKA Malissa Berdit.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Witness my hand and seal this 6th day of October, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

Christopher Berdit, spouse of Malissa Fay House NKA Malissa Berdit, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Christopher Berdit
BY LINDSEY DORRIS AS ATTORNEY IN FACT

Christopher Berdit by Lindsey Dorris
as Attorney in Fact

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2014, before me personally appeared Lindsey Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Berdit as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Christopher Berdit.

Witness my hand and seal this 6th day of October, 2014.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018