Box 14
G-26590-4

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081227 DEEDWARR
Recvd: 10/28/14 14:10 2 pgs
Fees:13.00 Taxes:814.00
20141028-0099440

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: March 08, 2015 2/6/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Katelyn T Nguyen | New Owner | 181030A10800CO |
| (NAME) | (NAME) | |
| 7001 Calderwood Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Scott J. Bowman and wife, Laurel A. Bowman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katelyn T. Nguyen, a single woman and Ngocdung T. Nguyen, a single man, as joint tenants with right of survivorship** 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 No. 108 on the Plan of Section Four, Indian Creek Estates, a Planned Unit Development, of record in Book 11700, Page 15, 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 Scott J. Bowman and wife, Laurel A. Bowman by deed from Marcellus R. Little, recorded on March 23, 2007, of record in Instrument No. 20070323-0035118, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 7001 Calderwood Dr., Antioch, TN 37013
(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 my/our hands this 27th day of October, 2014.

Scott J. Bowman

Laurel A. Bowman

State of Tennessee
County of Williamson

Personally appeared before me Scott J. Bowman and wife, Laurel A. Bowman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2014.

Brenda R Lehman
Notary Public
My Commission Expires: March 08, 2015

File No.: 10039

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY