WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085383 DEEDWARR
Recvd: 11/12/14 14:31 2 pgs
Fees:13.00 Taxes:370.00
20141112-0104472

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kim Khung Thi Nguyen	New Owner	133-16-135
(NAME)	(NAME)	
289 Garry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **I, CINDY C. HUNDLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIM KHUNG THI NGUYEN,** 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. 121 on the Plan of Kenilworth Estates, Section One, of record in Book 2900, page 105 and 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 70.0 feet on the southerly margin of Garry Drive and extends back between parallel lines 136.0 feet to a dead line.

Being the same property conveyed to Cindy C. Hundley unmarried, upon death of Betty J. Cox, by Affidavit of Heirship of record in Instrument No. 20141023-0097976, and by quitclaim deed from Bobby G Cox, recorded an Instrument No. 20141023–0097977, and quitclaim deed from Connie Cox recorded in Instrument No. 20141023–0097978 of record said Registers Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	289 Garry Drive		Nashville, TN 37211		
		(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 24 day of October, 2014.

Cindy C. Henley

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of Oct., 2014.

Notary Public

07/06/2015

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY