# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140085848 DEEDWARR
Recvd: 11/13/14 15:53 2 pgs
Fees: 13.00 Taxes: 658.60

20141113-0105013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/16/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**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 |
|---|---|---|
| Vy Chau | new owner | 114-12-0A-004.00-CO |
| (NAME) | (NAME) | |
| 107 Stonecrest Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, STEVEN M. KINES, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VY CHAU AND HANNAH 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: *tenants in common with rights of survivorship

Land in Davidson County, Tennessee, being UNIT 4, as shown on the map entitled the Plan of Stoneridge Townhomes, Phase 1, of record Exhibit B of Instrument No. 20060721-0088352, 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 STEVEN M. KINES, A SINGLE MAN, by deed from MARQUIS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070222-0022514, dated February 6, 2007, said Register's 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 | 107 Stonecrest Drive | | Nashville, TN 37209 | | |
| | | (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 7th day of November, 2014.

Steven M. Kines

Angela C. Kines

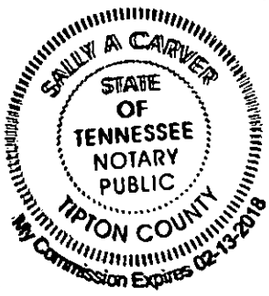
Steven M. Kines

Angela C. Kines

STATE OF TENNESSEE
COUNTY OF Shelby

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

Witness my hand and official seal at Memphis, Tennessee, this 7th day of November, 2014.




Sally A Carver
Notary Public

STATE OF TENNESSEE
COUNTY OF Shelby

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

Witness my hand and official seal at Memphis, Tennessee, this 7th day of November, 2014.




Sally A Carver
Notary Public