WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

BETHANY C. BRASHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-29-18

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Vu Huy Nguyen	NEW OWNER	Parcel 14805011100
916 Spring Lake Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vu Huy Nguyen, married

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:

BEING Lot No. 55, on the Plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts, married, by deed from Patricia Anne Smith, unmarried, of record in Instrument 20120924-0086575, said Register's Office, dated September 21, 2012.

This conveyance is subject to Restrictions of record in Book 3277, Page 482, and Book 3286, Page 375, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 12, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3732 Turley Drive, Nashville, TN 37211

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 hand this 8th day of December, 2014.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20140092861 DEEDWARR
Recvd: 12/11/14 14:29 2 pgs
Fees:13.00 Taxes:346.32
20141211-0113647

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2014.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.