BILL GARRETT, Davidson County
Trans:T20140095786 DEEDWARR
Recvd: 12/23/14 08:08 2 pgs
Fees:13.00 Taxes:739.63
20141223-0117124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $199,900.00 (One Hundred Ninety Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 4th day of December, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Dao Nguyen and Huy Nguyen 2316 Hockett Drive Nashville,TN 37218	SWBC Mortgage Corp. 9311 San Pedro Avenue, Ste. 100 San Antonio, TX 78216	058090A11000CO

WARRANTY DEED

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, I/WE, **BENJAMIN L. FREY AND STACY E. FREY, husband and wife,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAO NGUYEN, a married man AND HUY NGUYEN, an unmarried man,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 102, on the Plan of Creekside Trails, Phase 4, of record in Instrument #20050405-0037383, 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 Benjamin L. Frey and spouse, Stacy E. Frey by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument #20050927-0115937, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2316 HOCKETT DRIVE** **NASHVILLE,TN37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 4th day of December, 2014

Benjamin L. Frey

Stacy E. Frey

STATE OF TENNESSEE)
COUNTY OF SUMNER)

On this 4th day of December, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Benjamin L. Frey and Stacy E. Frey** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of December, 2014.

Notary Public

Commission Expires:

JEFFREY M. GRAISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10-18-2015