BILL GARRETT, Davidson County
Trans:T20140097180 DEEDWARR
Recvd: 12/30/14 10:35 2 pgs
Fees:13.00 Taxes:641.95
20141230-0118802

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-12010D

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF Dec., 2014.

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Thanh Van Nguyen	Thanh Van Nguyen	
456 Capri Drive	456 Capri Drive	09015006600
Nashville, TN 37209	Nashville, TN 37209	

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,

Terry Anderson, a single man

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thanh V. Nguyen and Vy Thi Nguyen, Husband and Wife

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:

Said Lot No. 290 fronts 81.0 feet in the southeasterly side of Capri Drive, and extends back 140.0 feet on the northeasterly line and 147.7 feet on the southwesterly line, to a line in the rear which measures 61.0 feet.

Being the same property conveyed to Terry Anderson on 01/14/2014 by deed from Belinda Steele, attorney in fact for Louise J. French, filed for record on 01/15/2014 in Instrument No. 20140119-0004147, in the Register's Office for Davidson County, Tennessee and Corrected by Corrective Deed dated 12/19/2014 from Belinda Steele, attorney in fact for Louise J. French to Terry Anderson, filed for record on 12/19/2014 in Instrument No. 20141219-0116471.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 456 Capri Drive, Nashville, TN 37209.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 22 day of Dec., 2014.

Terry Anderson

Terry Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry Anderson**, 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 TN, ~~Colorado~~ this 22 day of Dec., 2014.

DeAnna Gwyn

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY