Davidson County DEEDWARRSP
Recvd: 01/20/15 13:37 5 pgs
Fees:27.00 Taxes:0.00
20150120-0005492

# SPECIAL WARRANTY DEED

GM-TN-85227

**MAIL RECORDED DEED TO:**

MICHAEL V. ROCCO
THUY NGUYEN ROCCO
1422 GARTLAND AVENUE
NASHVILLE, TN 37206

**OWNER (SEND TAX BILLS TO):**

MICHAEL V. ROCCO
THUY NGUYEN ROCCO
1422 GARTLAND AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL V. ROCCO and THUY NGUYEN ROCCO, who took title as THUY P. NGUYEN, husband and wife (herein, "Grantor"), whose address is 1422 Gartland Avenue, Nashville, TN 37206, hereby sells, transfers and conveys to MICHAEL V. ROCCO and THUY NGUYEN ROCCO, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1422 Gartland Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1422 Gartland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 10th day of January, 2015

PIN NO: 083-09-0-344.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

Michael V. Rocco

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael V. Rocco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2015.

[Affix Notary Seal]

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Alexandria Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/3/17

**GRANTOR:**

Thuy Rocco

Thuy Nguyen Rocco, who took title as Thuy P. Nguyen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thuy Nguyen Rocco, who took title as Thuy P. Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2015.

[Affix Notary Seal]

Alexandria Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/3/17

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.***

ALEXANDRIA BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm... 07-03-2017

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

**GRANTEE**

Grantee signature _____

Michael V. Rocco

Subscribed and sworn to under oath before me, this 10th day of January, 2015.

[Affix Notary Seal]

ALEXANDRIA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Alexandria Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/3/17

**EXHIBIT A**

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, OF RECORD IN PLAT BOOK 57 PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

PARCEL ID: 083-09-0-344.00

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20120413-0031836 on April 13, 2012.

**PIN NO:** 083-09-0-344.00

**STREET ADDRESS:**

1422 Gartland Avenue, Nashville, TN 37206

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

# True Copy Certification

I, Ashley N. READY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MISSISSIPPI

County of HANCOCK

Personally appeared before me, Ken Amacker, a notary public for this county and state, Ashley N. Ready who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: June 15, 2013
Notary' Seal (if on paper)

