WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: April 24, 2018.

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150006482 DEEDWARR
Recvd: 01/27/15 10:28 2 pgs
Fees:13.00 Taxes:351.50
20150127-0007637

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY and when recorded return to:
Legacy Title and Escrow, LLC
330 Robert Rose Drive
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Nguyen	Ken Nguyen	148-08-0-143-00
(NAME)	(NAME)	
4596 Xavier Dr.	4596 Xavier Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John T Burnett ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Nguyen, a married man, 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:

The following real property situated in the County of Davidson and State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 131 on the plan of Oakwood Terrace, Section II, as of record in Book 4460, Page 118, Register's Office for said county.

Said Lot No. 131 Fronts 60.0 feet on the easterly side of Xavier Drive and runs back 172.31 feet on the northerly line and 145.75 feet on the southerly line to a rear line on which it measures 97.48 feet.

Being the same property conveyed to John T. Burnett, unmarried, by Warranty Deed from Ronnie D. Thompson and wife, Linda C. Thompson, dated October 14, 1977, filed of record on October 17, 1977, in Book 5209, Page 585, in the aforesaid Register's Office.

Parcel: 148-08-0-143-00

unimproved ☐

This is improved ☒ property, known as 4596 Xavier Dr., Antioch, TN 37013

(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 my hand this 19th day of December, 2014.

John T. Burnett
John T Burnett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John T. Burnett, for the purpose(s) contained herein. Witness my hand and official seal at Murfreesboro, Tennessee this 19th day of December, 2014.

Commission expires: April 24, 2018

Danny Lee Smith Notary Public

