PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150017774 DEEDWARR
Recvd: 03/11/15 14:34 3 pgs
Fees:18.00 Taxes:987.90
20150311-0020943

W & I Ref: (DKM) Title No.: 57181

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Trang Nguyen Diep Luc 4200 Barnes Cove Drive Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 173090B05200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$267,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victor Torres and Linda Torres**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trang Nguyen and Diep Luc**, as tenants in common with right of survivorship, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor Torres and Linda Torres, husband and wife, by Warranty Deed from Capitol Homes, Inc., A Tennessee Corporation, dated June 16, 2005, recorded June 23, 2005 in Instrument No. 20050623-0072024, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20040604-0065926, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021217-0155806, Instrument No. 20040429-0048624 and Instrument No. 20110720-0055565, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Victor Torres by Linda Torres pursuant to a Power of Attorney executed by her/him/them on the 11th day of September, 2014, of record in Instrument No. 20150311-0020942, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4200 Barnes Cove Drive, Antioch, TN 37013 .

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2015.

Victor Torres by Linda Torres, Attorney in Fact
Victor Torres

Linda Torres

By: Linda Torres, Attorney in Fact

State of Tennessee

County of Davidson

On this 25th day of February, 2015, before me the undersigned authority, personally appeared Linda Torres, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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, Linda Torres, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Victor Torres, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2015.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $267,000.00.

Richard Watkins
Affiant

Sworn and subscribed before me this 25th day of February, 2015

Notary

My Commission Expires: January 11, 2017

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Victor Torres and Linda Torres

TO: Trang Nguyen and Diep Luc

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Linda Torres, Affiant

Sworn to and subscribed before me this 25th day of February, 2015

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017