BILL GARRETT, Davidson County
Trans:T20150018337 DEEDWARR
Recvd: 03/13/15 09:43 2 pgs
Fees:13.00 Taxes:94.35
20150313-0021643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 25,500.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2015.

Notary Public

My commission expires: 11-13-18

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUAN QUIROZ	OWNER	**14806016300**
4982 Edmondson Pike B10		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

ANN H. NGUYEN and TOM NGUYEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUAN QUIROZ

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE FINAL PLAT OF ARMSTRONG'S EZELL ROAD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20061206-0150834, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ANN H. NGUYEN AND TOM NGUYEN, BY WARRANTY DEED FROM GARY ARMSTRONG, DATED 11/17/2006 AND RECORDED ON 11/20/2006 IN INSTRUMENT NUMBER 20061120-0143807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( ) unimproved (X) property known as 3707 EZELL RD, NASHVILLE, TN 37211.

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 in 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/our hand(s) this th day of March, 2015.

Ann H Nguyen

ANN H. NGUYEN

Tom Nguyen by Ann H Nguyen
Attorney in Fact

TOM NGUYEN **/BY ANN H. NGUYEN, ATTORNEY IN FACT FOR TOM NGUYEN**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANN H. NGUYEN and TOM NGUYEN, the within named Grantor(s), 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, at office, this 9 th day of March, 2015.

Beverly Parham
Notary Public

My Commission Expires: 11-13-18

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ANN NGUYEN** to me known to be the person who executed the foregoing instrument in behalf of **TOM NGUYEN** as his Attorney in Fact, and acknowledged that hshe executed the same as the free act and deed of the said **TOM NGUYEN** .

Witness my hand, at office, this 9 th day of March, 2015.

Beverly Parham
Notary Public

My Commission Expires: 11-13-18

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON