Davidson County DEEDWARR
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Fees:13.00 Taxes:777.00
20150318-0023463

WARRANTY DEED

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

STATE OF ~~Georgia~~ TN
COUNTY OF ~~Fulton~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tien N. Nguyen	Highlands Residential Mortage, LTD	
(NAME)	(NAME)	
4541 Raccoon Trail	12001 N Central Expressway # 750	076-13-0-001
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel R. Kenney and Wife, Teresa G. Kenney**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tien N. Nguyen, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Located in Davidson County, Tennessee, Being Lot No. 83 on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel R. Kenney and wife Teresa G. Kenney by Warranty Deed from Gregory Kip Daniel and wife Karen Daniel, husband and wife, dated 6/30/2004, recorded 7/1/2004 of Record in Instrument No. 20040701-0078733, in the Register's Office of Davidson County, Tennessee.

All matters shown on the plat of recorded in Plat Book 6900, Page 724, Davidson County, in the state of Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 757, Page 377, re-recorded of record in Book 7567, Page 103, record in Book 7934, Page 796, record in Book 7557, Page 356, record in Book 7567, Page 106, record in Instrument No. 200301060001976, and record in Instrument No. 200301060001977, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4541 Raccoon Trail, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 13th day of March, 2015.

Daniel R. Kenney

Teresa G. Kenney

State of Georgia
County of Fulton

Personally appeared before me Daniel R. Kenney and Teresa G. Kenney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2015.

Notary Public
My Commission Expires: _____

WILLIAM E PORTER NOTARY PUBLIC FORSYTH COUNTY GEORGIA MY COMMISSION EXPIRES APRIL 9 2018

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018