WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/15 10:04 4 pgs
Fees:23.00 Taxes:458.80
20150324-0025108

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Van C Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Van C. Nguyen	Van C. Nguyen	14803012800
(NAME)	(NAME)	
238 Overby Drive	238 Overby Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I, **Christopher K. Forbes, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Van C. Nguyen, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 All of Lot No. 881, on the Plan of Section Eight, CHEROKEE HILLS, of Record in Book 3700, Page 154, said Register's Office, reference to Which Is Hereby Made for a More Complete Description. Said Lot No. 881 fronts 68.8 feet on the northeasterly margin of Overby Drive and extends back 190.3 feet on the westerly line and 171.5 feet on the easterly line to a line in the rear, which is a broken line, on which it measures 86.1 feet thereon.

Being the same property conveyed to Christopher K. Forbes by QuitClaim Deed dated 08/09/2012 from William Francis Forbes, Jr., Trustee of the Corinne Williams Forbes Special Needs Trust of record in Instrument Number 20120810-0071867 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Francis Forbes, Jr., Trustee of the Corinne Williams Forbes Special Needs Trust by Executor's QuitClaim Deed dated 08/04/2009 from William Francis Forbes, Jr., the duly-appointed Executor of the Estate of William Francis Forbes, Sr., deceased of record in Instrument Number 20090805-0073932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Francis Forbes, Jr., Executor of the Estate of William Francis Forbes, Sr. by Trustee's QuitClaim Deed dated 08/04/2009 from William Francis Forbes, Jr., Trustee of the Revocable Trust Agreement of William Francis Forbes, Sr. and Corinne Williams Forbes, dated November 1, 2008 of record in Instrument Number 20090805-0073631, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William F. Forbes, Jr., Trustee of the Revocable Trust Agreement of William F. Forbes, Sr. and Corinne W. Forbes, dated November 17, 2008 by QuitClaim Deed dated 11/17/2008 from William F. Forbes, Sr. and wife, Corinne W. Forbes of record in Instrument Number 20081124-0114769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William F. Forbes, Sr., and wife, Corinne W. Forbes by Deed dated 10/15/1968 from Banner Construction Company, a Tennessee Corporation of record in Book 4280, page 998, Register's Office for Davidson County, Tennessee.

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

Patsy Forbes joins in this conveyance to convey any and all rights she may have in this property.

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 238 Overby Drive, 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 GRANTEE(S), his 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), his 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 my hand this 23rd day of March, 2015.

Christopher K. Forbes

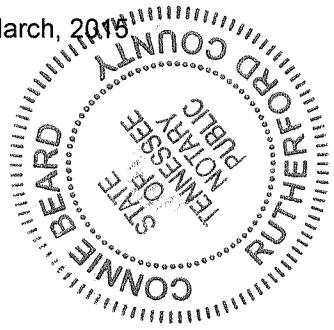
Patsy Forbes

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher K. Forbes and Patsy Forbes**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of March, 2015.

Notary Public
My Commission Expires: 4-15-17



File No.: 01288-24817
SMG TN Warranty Deed

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Teresa Taylor** , 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.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** 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: 9-18-17

Notary' Seal (if on paper)

