Davidson County DEEDWARR
Recvd: 04/21/15 11:19 4 pgs
Fees:23.00 Taxes:962.00
**20150421-0035451**

#32328

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32328-04-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 20th day of April, 2015.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Wesley V. Johnson<br>1200 Beddington Park<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Landmark Community Bank<br>1013 16th Ave So.<br>Nashville, Tn 37212 | **Tax Information:**<br>Map and Parcel No.:<br>092 13 0 140 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicolas Nguyen and wife, Karen A. Swingly**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley V. Johnson, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 317 37th Ave. North, Nashville, TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 20th day of April, 2015.

Nicolas Nguyen

Karen A. Swingly

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicolas Nguyen and Karen A. Swingly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2015.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson county, Tennessee, described as follows:

Being 37-1/2 feet off the Southerly parts of Lots No. 1 & 2 of Block "A", or 18, in the Charlotte Park Company's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 57, Page 160, Register's Office for said County and State. The part of said parts of Lots Nos. 1 & 2 herein conveyed begins at the Northwest corner of 2nd Avenue and 37th Avenue, North (formerly Pilcher Street) running thence North with the West margin of Pilcher Street, or 37th Avenue, North, 37-1/2 feet to a point; thence at right angles West 126.19 feet, more or less, to a point; thence 37-1/2 feet South to the North margin of said 2nd Avenue; thence with the North margin of said 2nd Avenue, 133.9 feet to the point of BEGINNING, being street or door #317.

Being the same property conveyed to Nicolas Nguyen and wife, Karen A. Swingly by deed dated July 28, 2004 from Curtis Jordan, a widower of record in Instrument No. 20040811-0096955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 57, page 160, Register's Office for Davidson County, Tennessee.

# True Copy Certification

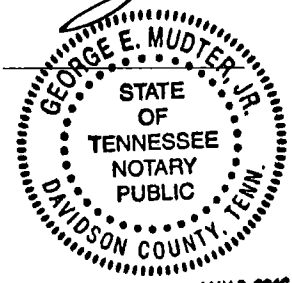
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:




My Commission Expires MAY 3, 2016