This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1106**

BILL GARRETT, Davidson County
Trans:T20150034441 DEEDWARR
Recvd: 05/05/15 12:36 2 pgs
Fees:13.00 Taxes:906.50
20150505-0040800

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/27/2015**, by and between **Nguyen Tuyen Thi and Nguyen Phuy Thi, husband and wife**, parties of the first part, and **Yating Hu,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 295 and the westerly half of Lot Number 296 of Block Number 16 on the Map of Subdivision of The Hefferman Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot Number 295 and part of Lot Number 296 front together 75 feet on the northerly side of Morena Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Nguyen Tuyen Thi and Nguyen Phuy Thi, as joint tenants with right of survivorship by deed from Omer Almog and wife, Galit Almog, dated 02/21/2014, of record in Instrument Number 20140225-0016004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **092 07 0 002.00**
☒ Improved **2406 Morena Street, Nashville, TN 37208**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nguyen Tuyen Thi

Nguyen Phuy Thi

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nguyen Tuyen Thi and Nguyen Phuy Thi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of April, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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Owner's Name: **Yating Hu**

and Address: **2406 Morena Street, Nashville, TN 37208**

Mail tax bills to:

SunTrust Mortgage, Inc., ISAOA
901 Semmes Avenue RVW-5023
Richmond, VA 23224

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$245,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of April, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY