File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150040308 DEEDWARR
Recvd: 05/26/15 08:54 2 pgs
Fees: 13.00 Taxes: 166.04
20150526-0047792

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,875.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hoa Thi Nguyen Tham Van Luu	Hoa Thi Nguyen	11907015100
(NAME)	(NAME)	
1017 Fitzpatrick Road	1017 Fitzpatrick Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dung M. Duong,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hoa Thi Nguyen and Tham Van Luu, wife and husband,** 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:

Being Lot No. 28 on the plan of Rosewood Estates, Section Two of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dung M. Duong, married, by deed from Judith I. Skinner, Trustee of the Judith I. Skinner Trust dated July 10, 1995, dated 2/26/99, of record in Book 11369, page 353, Register's Office for Davidson County, Tennessee.

This property is sold as is.
This is not and has never been the primary residence of Dung M. Duong.

This conveyance is subject to 2015 taxes, assumed by the Grantees; all matters on the plan of record in Book 4955, page 125; Restrictions of record in Book 5110, page 595, Book 5176, page 649, Book 5264, page 398; Joint Driveway Agreement as set out in Book 5540, page 414, said Register's Office. Subject to the rights and claims of parties in possession and any leases not of record.

unimproved ☐

This is improved ☑ property, known as 2 Lutie Street, Nashville, TN 37210 aka 22 Whitsett Road, Nashville, TN 37210

(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 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 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 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 hands this 21st day of May, 2015.

Dung M. Duong

State of Tennessee
County of Williamson

Personally appeared before me Dung M. Duong, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence),and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-056

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON