WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062523 DEEDWARR
Recvd: 07/30/15 09:17 2 pgs
Fees:13.00 Taxes:832.50
20150730-0074997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Tam Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tam Nguyen and Tram Nguyen	United Wholesale Mortgage	
(NAME) 512 Continental Drive	(NAME) 1414 East Maple Rd.	10203005200
(ADDRESS) Nashville, TN 37209	(ADDRESS) Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **VICKI SPARKS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAM NGUYEN AND TRAM NGUYEN, HUSBAND AND WIFE,** 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. 1318 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, Pages 21 and 22, Register's Office for said County.

Said Lot No. 1318 fronts 75.0 feet on the Northeasterly side of Continental Drive and extends back 154.0 feet on the Northwesterly line and 153.5 feet on the Southwesterly line, to a line in the rear, on which it measures 75.0 feet.

Being the same property conveyed to Ralph Sparks and wife, Vicki Sparks by Installment Deed from Leslie Clarence Barnes and wife, Lena Sue Barnes, recorded on the 1st day of November, 1988 in Deed Book 7692, Page 156, in the Register's Office of Davidson County, Tennessee. Ralph Sparks has since died. Vicki Sparks is sole surviving Tenant by the Entirety.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 3600, Page 21, said Register's Office..

unimproved
This is improved x property, known as 512 Continental Drive, Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 29 day of July, 2015.

VICKI SPARKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki Sparks, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public