WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070046 DEEDWARR
Recvd: 08/19/15 15:02 2 pgs
Fees:13.00 Taxes:876.53
20150819-0083716

R-P-15-543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00

Margaret L. Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Chapman	**NEW OWNER**	
(NAME)	(NAME)	**091-09-0-249.00**
543 Stevenson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KHOA DANG NGUYEN AND MISTY NGUYEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH CHAPMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Corlew Subdivision of the T.M. Nall's Subdivision of the B.F. Cockrill Lands of record in Plat Book 3842, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Khoa Dang Nguyen and wife, Misty Hays by Warranty deed from Pedro L. Teixeira, Jr. of record in Instrument No. 20130828-0090747 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 28, 2013.

The said Misty Hays now being known as Misty Nguyen.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 3842, Page 165, Register's Office for Davidson County, Tennessee.
- Perpetual, permanent and exclusive easement as contained in Deed of record in Instrument Number 20100701-0051783, in the Register's Office for Davidson County, Tennessee.
- Permissive Use Agreement of record in Instrument Number 20130828-0090745, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **543 Stevenson Street, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 hand(s) this the 13th DAY OF AUGUST, 2015.

Khoa Dang Nguyen by John Gleaves as Attorney in Fact

Misty Nguyen by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KHOA DANG NGUYEN AND MISTY NGUYEN, and who acknowledged he/she/they executed the same as the free act and deed of the said KHOA DANG NGUYEN AND MISTY NGUYEN.

Witness my hand and official seal, this the 13th of August, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212