ADDRESS NEW OWNER:
Linda Nguyen
Ngoc-Quynh Nguyen Wells
502 Bagleyshop Drive
Nashville, TN 37209

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Ave. S., Suite 900
Nashville, TN 37201

MAP & PARCEL NOS.:
09012019800

BILL GARRETT, Davidson County
Trans:T20150080774 DEEDWARR
Recvd: 09/22/15 15:33 2 pgs
Fees:13.00 Taxes:735.93
20150922-0096449

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lorene E. McAlister, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Linda Nguyen and Ngoc-Quynh Nguyen Wells, joint tenants with common law rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 159 on the Map of Charlotte Park, Section II, as of record in Book 2663, Page 22 and 23, Register's Office for said County, described as follows:

Said Lot No. 159 fronts 65.0 feet on the southeasterly side of Bagleyshop Drive, and extends back 185.4 feet on the northeasterly line and 201.5 feet on the broken line on the southwesterly side, to an irregular line in the rear on which it measures 41.8 feet.

Being the same property conveyed to Philip M. McAlister and wife, Lorene E. McAlister, from Walnut Homes, Inc., a Tennessee corporation, by Warranty Deed dated December 9, 1959, in Book 2996, Page 447, Register's Office for Davidson County, Tennessee. The said Philip M. McAlister died on June 6, 1998, leaving Lorene E. McAlister as the sole surviving tenant by the entirety.

This is property with a common address of **502 Bagleyshop Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2663, Pages 22 and 23, said Register's office and all matters therein; 3) Pumping charge agreement in Book 2593, Page 566, said Register's Office.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of September, 2015.

Lorene E. McAlister

Lorene E. McAlister

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lorene E. McAlister, unmarried** , with whom I am personally acquainted, or who 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 and official seal at office this **11th** day of **September 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1509-197

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $198,900.00.

Kristen Smith
Affiant

Subscribed and sworn before me this 11th day of September, 2015.

Notary Public
My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017