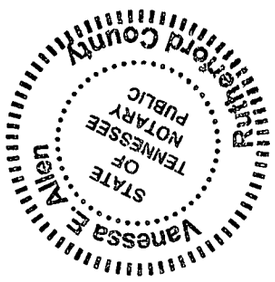
WARRANTY DEED

File #15104703



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mawng Ling and Thang Heing	First Community Mortgage, Inc.	147-08-0-066.00
(NAME)	(NAME)	
4646 Nolensville Pike, Apt. J6	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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/WE, **Thanh Hoa Nguyen, now known as Thanh Hoa Thi Earles, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mawng Ling and Thang Heing, 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. 140, on the plan of Section Three, Beverly Heights, as the same appears of record in Plat Book 2330, Page 45, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Thanh Hoa Nguyen, by deed from Marshall Capital Investments, a corporation, dated 06/08/2004, of record in Instrument No. 20040615-0070522, said Register's Office. **The said Thanh Hoa Nguyen is one and the same person as Thanh Hoa Thi Earles.**

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 2330, Page 45, said Register's Office.; Restrictive Covenants as of record in Book 2444, Page 53, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4914 Hopedale Drive, Nashville,TN,37211**

(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.

BILL GARRETT, Davidson County
Trans:T20150091779 DEEDWARR
Recvd: 10/28/15 10:43 2 pgs
Fees:13.00 Taxes:481.00

20151028-0109605

Witness our hands this 26th day of October, 2015.

Thanh Nguyen Now known as Thanh Earles

Thanh Hoa Nguyen, now known as Thanh

Hoa Thi Earles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Thanh Hoa Thi Earles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of October, 2015.

Commission expires: 8/18/18

Notary Public

Vanessa Allen Notary Public STATE OF TENNESSEE Rutherford County

RETURN RECORDED DOCUMENT TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128