WARRANTY DEED

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~20TH~~ 23rd DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-11-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1400B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hung Ngoc Nguyen and Tuyet T Bach	New Owner	128-10-0-254.00
7809 Dan Kestner Ct		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PAMELA M. WILKERSON, MARRIED AND LORI HALL, UNMARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUNG NGOC NGUYEN AND WIFE, TUYET T. BACH

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 24 on the Plan of First Revision, Meade Vue Subdivision of record in Plat Book 9700, Page 58, 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 Thomas B. Morris and wife, Martha D. Morris by Warranty deed from Buddy Dunn Contractors, L.P of record in Book 10218, page 881, Register's Office for Davidson County, Tennessee, dated October 04, 1996 and recorded on October 08, 1996.
Martha D. Morris, having died May 13, 2015, her interest in said property vesting in Thomas B. Morris as surviving tenant by the entirety. Thomas B. Morris, having died September 19, 2015, his interest in said property being vested in Pamela M. Wilkerson and Lori Hall, according to intestate succession as shown in probate of record in Case No. 15P1627, Circuit Court for Davidson County, Tennessee.
***THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 58, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7461, Page 462, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 7809 Dan Kestner Ct, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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:T20150099960 DEEDWARR
Recvd: 11/24/15 12:40 2 pgs
Fees:13.00 Taxes:999.00
20151124-0119145

Witness my hand on the 20th day of November, 2015.

Pamela M. Wilkerson

Pamela M. Wilkerson

Lori Hall

Lori Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PAMELA M. WILKERSON AND LORI HALL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of November, 2015.

Notary Public

My Commission Expires: 10/2/17

File #: 15-1400B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County