After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 735165

Davidson County DEEDWARR
Recvd: 12/08/15 12:17 6 pgs
Fees:33.00 Taxes:666.00
20151208-0123515

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
THIEN VAN NGUYEN and **DIEN T. DUONG**, 206 Cedarview Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-01-0-151.00

GENERAL WARRANTY DEED

JOHN J. FOX and **SHIRLEY JANE FOX**, a married couple, hereinafter grantors, whose tax-mailing address is **206 Cedarview Drive, Antioch, TN 37013**, for $180,000.00 (One Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **THIEN VAN NGUYEN** and **DIEN T. DUONG**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **206 Cedarview Drive, Antioch, TN 37013**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 9271, Page 586 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173-01-0-151.00

Executed by the undersigned on Nov 30, 2015:

JOHN J. FOX

SHIRLEY JANE FOX

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 30, 2015 by **JOHN J. FOX** and **SHIRLEY JANE FOX** who are personally known to me or have produced Drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

STEVEN W. NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
October 31, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 150,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of November, 2015.

STEVEN W. NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
October 31, 2017

(Seal)

John J. Fox
Affiant

JOHN J. FOX
Print Name

Steven W. Nordstrom
Notary Public

My commission expires:

10/31/17

Steven W. Nordstrom
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit: Being Lot No. 32 on the Plan of Monte Carlo Estates, Section 2B, of Record in Plat Book 5050, Page 99, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from John J. Fox, married to John J. Fox and wife, Shirley Jane Fox as set forth in Deed Book 9271 Page 586 dated 03/01/1994, recorded 03/08/1994, DAVIDSON County, TENNESSEE. Tax ID: 173-01-0 151.00

PROPERTY ADDRESS 206 Cedarview Drive, Antioch, TN 37013

True Copy Certification

I, Wendy Neilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Wendy Neilson

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Wendy Neilson, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES