THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095222**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $101,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2015. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150109467 DEEDWARR
Recvd: 12/29/15 10:45 2 pgs
Fees: 13.00 Taxes: 373.70
20151229-0130450

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phong Ngo	Phong Ngo	Tax Parcel ID No.
408 Brook View Estates Drive	5533 Traceside Drive	162-10-0-201.00
Antioch TN 37013	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn R. Rivea, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phong Ngo, a married person,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bell Heights of record in Plat Book 5050, Page 59, 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 Marilyn R. Rivea, a single person by Special Warranty deed from Deutsche Bank National Trust Company a Trustee under the Pooling and Servicing Agreement Dated as of May 1, 2005 Morgan Stanley Home Equity Loan Trust 2005-2 Mortgage Pass-Through Certificates, Series 2005-2 of record in Instrument No. 20080303-0020672 Register's Office for Davidson County, Tennessee, dated January 29, 2008 and recorded on March 3, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 5050, Page 59, Register's Office for Davidson County, Tennessee.

Easements of record in Book 2338, Page 304, Book 2480, Page 623, and Book 4545, Page 171, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 5020, Page 744, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

This is improved property located at 408 Brook View Estates Drive Antioch TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2015.

Marilyn R. Rivea

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilyn R. Rivea, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2015.

Notary Public
My Commission Expires: _____

KATHLEEN L. KORSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE867984
Expires 3/17/2017