(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20150109823 DEEDWARR
Recvd: 12/30/15 08:51 2 pgs
Fees:13.00 Taxes:850.63
20151230-0130863

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15744

Send Tax Bills To:
Farmington Mortgage
2002 Richard Jones Rd, Ste. 300A
Nashville, TN 37215

New Owner is:
Yesenia Bermudez
5440 Reagan Run
Antioch, TN 37013

MAP: 162-16-0D

PARCEL: 031.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tuan D. Nguyen and wife, Thuy H. Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Yesenia Bermudez, a single woman**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **5440 Reagan Run, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Two, Honey Brook Subdivision, a Residential Planned Unit Development, as of record in Book 7900, Page 297, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tuan D. Nguyen and wife, Thuy H. Nguyen by Warranty Deed from Douglas Philip Freeman and wife, LaRon E. Wilhelm Freeman, formerly known as LaRon Elaine Wilhelm, dated 8/31/99 and recorded 9/3/99 in Book 11650, Page 666, Register's Office for Davidson County, Tennessee.

TDN THN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of December, 2015.

GRANTOR(S):

TUAN D. NGUYEN

THUY H. NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tuan D. Nguyen and wife, Thuy H. Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of December, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$229,900.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of December, 2015.

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

NOTARY PUBLIC
My commission expires: January 21, 2018