WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002335 DEEDWARR
Recvd: 01/11/16 11:02 2 pgs
Fees:13.00 Taxes:995.30
20160111-0002547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Kathleen D. Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF January, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

RACHEL DOOM NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hang Tuyet Bui	Hang Tuyet Bui	
(NAME) 2535 Franklin Pike, Ste 105	(NAME) 637 Sugar Mill Drive	181-1-B 79.00 CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37211	
(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, **LORETTA A. MURRAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANG TUYET BUI, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 162 on the Plan of Section Two Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Loretta A. Murray, unmarried by deed from Yazdian Construction Inc., a Tennessee Corporation, of record in Instrument No. 20050517-0055668, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Instrument No. 20040622-0073636, said Register's Office; restrictive covenants of record in Book 11069, Page 14, Book 11761, Page 279, Instrument No. 20040203-0013041, and Instrument No. 20040623-0074495, said Register's Office; and Bylaws of record in Book 11069, Page 24, said Register's Office.

unimproved
This is improved x property, known as 637 Sugar Mill 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.

Return to:

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

BOX 10-A

Witness my hand this 8 day of January, 2016

LORETTA A. MURRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta A. Murray, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of January, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public