PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

THIS INSTRUMENT WAS PREPARED BY:	State of Tennessee County of Davidson
WEISSMAN & OSTROW **5118 Park Avenue. Suite 600** **Memphis, TN 38117** **Telephone: 901-763-2134** **Fax: 901-435-6115**	The actual consideration or value, whichever is greater, for this transfer is **$115,100.00.** Affiant Subscribed and sworn to before me, this the 12th day of January, 2016. Notary Public My commission expires: 9-11-17 (AFFIX SEAL)

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Property Address:
Quynh Nguyen	New Owner	**170 OLD TUSCULUM ROAD** **ANTIOCH, TN 37013**
3145 Barksdale Harbor		Map-Parcel Number:
Dr. Nashville, TN 37214		File Number: **RE16001**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

WILLIAM SHELBY NICKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHUOC LE and wife, QUYNH NGUYEN

HEREINAFTER CALLED THE GRANTEES, 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. 8 on the Plan of Old Tusculum Road Heights Subdivision of record in Plat Book 4300, Page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 8 fronts 60 feet on the North side of Old Tusculum Road, and runs back 178.98 feet on the West line and 174.64 feet on the East line to a dead line.

And being the same property conveyed to the grantors herein by deed recorded as Book 5943, Page 861 and Instrument No. 20141006-0092195, said Register's Office. Joe D. Nicks having died on June 3, 2015. Joe D. Nicks and Joe Donald Nicks are one and the same person.

BILL GARRETT, Davidson County
Trans:T20160003922 DEEDWARR
Recvd: 01/15/16 09:40 2 pgs
Fees:13.00 Taxes:425.87
20160115-0004305

This conveyance is subject to 2016 taxes, a lien, but not yet due and payable; and subject to subdivision, restrictions, building lines and easements as shown in Plat Book 4409, Page 223, Register's Office, Davidson County, Tennessee.

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, its successors and assigns in fee simple forever. And Grantors do hereby covenant with 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 above; 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 successors, 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.

WITNESS my hand this **12th** day of **January, 2016.**

WILLIAM SHELBY NICKS

STATE OF Connecticut

COUNTY OF New Haven

Personally appeared before me, a Notary Public of said County and State, **WILLIAM SHELBY NICKS,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **January, 2016.**

My commission expires:

Notary Public

My Commission Expires
September 30, 2020

