#16575

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crystal Bay LLC	Newowner	135160b00500co
(NAME)	(NAME)	
P.O. Box 7215		
(ADDRESS)	(ADDRESS)	
Spreckels, CA 93962		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Daicy Nguyen formerly known as Thanh Thi Vu and Long Nguyen, wife and husband, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Crystal Bay LLC,** 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 Unit 5 on the Plan of Woodridge at Nashboro Village of record in Instrument No: 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thanh Thi Vu and Long Nguyen, wife and husband, by deed of record in Instrument No. 20030508-0062109 , Register's Office for Davidson County, Tennessee. Thanh Thi Vu changed her name to Daicy Nguyen. A petition for name change is filed in the U.S. District of Middle Tennessee. Thanh Thi Vu being one and the same as Thanh Vu and Daicy Nguyen.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 400 Flintlock Court, Unit 5, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20160020208 DEEDWARR
Recvd: 03/11/16 13:16 2 pgs
Fees:13.00 Taxes:448.44
20160311-0023526

Witness my/our hands this 9th day of March, 2016.

Daicy Nguyen

Long Nguyen

State of Tennessee
County of Davidson

Personally appeared before me Daicy Nguyen and Long Nguyen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2016.

Notary Public
My Commission Expires

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 10575