BILL GARRETT, Davidson County
Trans:T20160031615 DEEDWARR
Recvd: 04/18/16 15:33 2 pgs
Fees:13.00 Taxes:721.50
20160418-0037368

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0215HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2016.

Notary Public
Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nizar K. Noman 508 Inwood Drive Nashville, TN 37211	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	133-14-0-008.00

WARRANTY DEED

FOR AND IN 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/WE,

Ricky Ly, unmarried and Khanh T. Huynh, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nizar K. Noman, an unmarried man

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. 42 on the plan of Abbay Hall, Section One, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 78.5 feet on the northerly margin of Inwood Drive and extends back 182.00 feet on the easterly line and 181.4 feet on the westerly line to a dead line in the rear, measuring 78.6 feet thereon.

BEING the same property conveyed to Ricky Ly, unmarried, and Khanh T. Huynh, unmarried, by Warranty Deed from Mary L. Griggs, unmarried, dated 9/30/05 and recorded 10/7/05 in Instrument No. 20051007-0121206, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 504 Inwood Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2016.

Ricky Ly

Khanh T. Huynh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ricky Ly and Khanh T. Huynh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of April, 2016.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY