WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045905 DEEDWARR
Recvd: 06/01/16 09:57 2 pgs
Fees:13.00 Taxes:370.00
20160601-0054840

P-TW-16-2312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clint Haynes	**Clint Haynes**	
(NAME)	(NAME)	**119-01-0-485-00**
246 Spring Hill Road	**246 Spring Hill Road**	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Mount Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MANH NGO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLINT HAYNES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 6 on the Plan of the Subdivision of Lots No. 7, 8, 9 & 10 and Part of 6, 11, 12 & 13 Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly margin of Foster Street (also known as Foster Avenue) and extends back 150 feet between parallel lines to a dead line measuring 50 feet.

Being the same property conveyed to Vanh Ngo and wife, Noun Ma Ngo and Manh Ngo by warranty deed from Eugene Workman and wife, Marjorie Workman of record in Book 7298, page 551, Register's Office for Davidson County, Tennessee, dated 07/15/1987 and recorded on 07/16/1987. Vanh Ngo having since died on January 28, 2009, leaving Boun Ma Ngo as the surviving tenant by the entirety.

Boun Ma Ngo having since conveyed to Manh Ngo by Quit Claim Deed recorded simultaneously herein in Instrument Number 20160601-0054839, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2312 Foster Avenue , Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 27th DAY OF MAY, 2016.

Manh Ngo

Manh Ngo

Penny Boutsady

Penny Boutsady

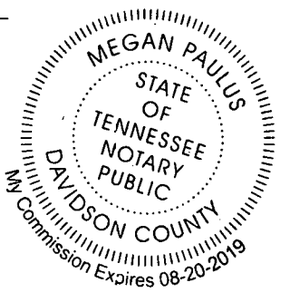
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANH NGO and PENNY BOUTSADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212