# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ken Nguyen | Ken Nguyen | 16206031300 |
| (NAME) | (NAME) | |
| 1246 Wheatley Forest Dr. | 1246 Wheatley Forest Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Terry B. Holleman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ken Nguyen, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Brookview Estates, Section II, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed Terry B. Holleman and wife, Debi J. Holleman to James A. Terrell, married by Warranty Deed dated May 1, 2003 of record as Instrument Number 20030514-0065960, Register's Office for Davidson County, Tennessee. The said Debi J. Holleman, having since died.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BROOKVIEW ESTATES, SECTION II, OF RECORD IN PLAT BOOK 4460, PAGE 163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

****This is NOT the principal residence of the Grantor named herein****

BILL GARRETT, Davidson County
Trans: T20160049192 DEEDWARR
Recvd: 06/10/16 09:16 2 pgs
Fees: 13.00 Taxes: 425.50
20160610-0058779

unimproved ☐

This is improved ☑ property, known as 600 Amelia Drive, Antioch, TN 37013

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 31st day of May, 2016.

Terry Holleman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Holleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-19

Notary Public,




Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115