WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053532 DEEDWARR
Recvd: 06/23/16 10:39 2 pgs
Fees:13.00 Taxes:592.00
20160623-0064028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lone Oak, LLC	New Owner	
(NAME) P.O. Box 40466	(NAME)	091-02-0-094.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **QUI VAN NGUYEN AND WIFE, XUAN CHAU NGUYEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being the Southerly 45 feet of the North 75 feet of Lots Nos. 1 and 3, Block 20 on the Map of Cherokee Park Subdivision, as of record in Plat Book 161 at page 75, Register's Office for Davidson County, Tennessee

Said part of Lots Nos. 1 and 3 front 45 feet on the Westerly margin of 61st Avenue North and extend back between parallel lines of 100 feet to a dead line.

Being the same property conveyed to Qui Van Nguyen and Wife, Xuan Chau Nguyen by Warranty Deed from Walter H. Estes and Wife, Sarah Joyce Estes, recorded on the 3rd day of November, 1989 in Deed Book 7975, Page 899, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 161, Page(s) 75, said Register's Office; Charter of Cherokee Park Neighborhood Association recorded at Instrument No. 20000531-0054011, said Register's Office.

unimproved
This is improved x property, known as 1505 61st Ave. N, Nashville, TN 37209
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 22nd day of June, 2016

x Qui van nguyen

QUI VAN NGUYEN

Xuan C. Nguyen by Qui van nguyen Attorney in Fact

XUAN CHAU NGUYEN, BY: QUI VAN NGUYEN,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Qui Van Nguyen, the bargainor, 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 and official seal at Nashville, Tennessee this 22nd day of June, 2016.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of June, 2016, before me personally appeared Qui Van Nguyen , to me known to be the person who executed the foregoing instrument on behalf of Xuan Chau Nguyen and acknowledged that he executed the same as the free act and deed of Xuan Chau Nguyen.

Witness my hand and official seal at Nashville, Tennessee this 22 day of June, 2016.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019