WARRANTY DEED

JOHN C. LEEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160069965 DEEDWARR
Recvd: 08/12/16 09:34 2 pgs
Fees: 13.00 Taxes: 684.50
20160812-0084036

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)
Andrew Laparra and Lindsey Laparra	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**060-04-0-023.00**
201 Maplewood Trace	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Antonio, TX 78216**	
(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, **TUYEN THI NGUYEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW LAPARRA AND LINDSEY LAPARRA, HUSBAND AND WIFE,** 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 the 12th, formerly 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of Williams Phillips of record in Plat Book 57, Page 21, in the Register's Office for Davidson County, Tennessee, described partly according to a survey made by H.B. Fowlkes, Surveyor, June 1947, as follows:

Beginning at the southwest corner of the property conveyed to Thomas E. Joyce and wife, by deed from Homer M. Hardin and wife, of record in Book 3098, page 504, said Register's Office; thence with said Joyce's southerly line south 83 deg. 35' east 79.26 feet, more or less, to a point, being said Joyce's southeast corner; thence south 9 deg. 12' west 165 feet to the center of Maplewood Lane; thence with the center of same north 83 deg. 35' west 79.26 feet to a point; thence north 9 deg. 14' east 165 feet to the beginning.

This conveyance is made subject to a ten foot easement for Right of Way along the westerly line of premises, as set out in Deed of record in Book 3098, page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tuyen Thi Nguyen, an unmarried individual by Warranty deed from Chester H. Cole and Evelyn H. Cole, husband and wife and Larry D. Harden, and Ruth Marshall of record in Instrument No. 20150810-0079312 Register's Office for Davidson County, Tennessee, dated August 6, 2015 and recorded on August 10, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee.
- Subject to a ten foot easement for Right of Way along the westerly line of premises, as set out in Deed of record in Book 3098, page 504, 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: **201 Maplewood Trace, Nashville, Tennessee 37207**.

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 9th DAY OF AUGUST, 2016.

Tuyen Thi Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TUYEN THI NGUYEN, 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 9th of August, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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