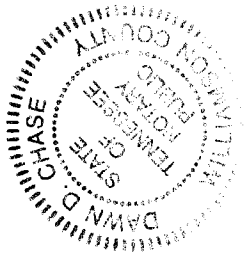
Davidson County	DEEDWARR
Recvd: 09/01/16 08:41	2 pgs
Fees:13.00 Taxes:910.20	
20160901-0091774	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF AUGUST, 2016.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hang Nguyen and Nga T. Nguyen	Pinnacle Bank	172 12 0B 229.00
(NAME)	(NAME)	
6124 Bradford Hills Dr	P.O. Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Six Thousand And No/100 Dollars ($246,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jarrod B. McNamee and Jaime L. McNamee, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hang Nguyen, an unmarried woman and Nga T. Nguyen, a married woman**, 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. 259 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6, amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jarrod B. McNamee and Jaime L. McNamee, husband and wife by Warranty Deed from Aubrey Cooper, III and wife, Meloney Cooper dated November 15, 2012 and recorded November 19, 2012 as Instrument No. 201211190106459, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 6124 Bradford Hills Dr, Nashville, TN 37211

File Number: FRN-165302FC

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, has 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.

Witness our hands this 29th day of August, 2016.

Jarrod B. McNamee

Jaime L. McNamee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jarrod B. McNamee and Jaime L. McNamee, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2016.

Notary Public

My Commission Expires: 3/10/18

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson S:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires 4-24-2018

File Number: FRN-165302FC