BILL GARRETT, Davidson County
Trans:T20160081301 DEEDWARR
Recvd: 09/16/16 10:15 2 pgs
Fees:13.00 Taxes:462.50
20160916-0097492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nina S. Moss	Nina S. Moss	050 06 0 001.00
(NAME)	(NAME)	
P.O. Box 101525	P.O. Box 101525	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224-1525	Nashville, TN 37225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thanh Le Kim and wife, Vo N. Ngo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nina S. Moss, unmarried**, 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 3, Village by the Creek, Section One, Revised, as shown on plat of record in Plat Book 6200, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Princeusa LLC by Warranty Deed from Alfred Vasquez dated December 2, 2013 and recorded December 4, 2013 as Instrument No. 20131204-0123389, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Vo N. Ngo and wife, Thanh Le Kim by Quitclaim Deed from Princeusa, LLC dated May 6, 2015 and recorded May 8, 2015 as Instrument No. 20150508-0042268, 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.

File Number: MTJ-165928SSO

unimproved ☐
This is improved ☒ property, known as 3435 Brick Church Pike, Nashville, TN 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 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 14th day of September 2016

Thanh Le Kim

Vo N. Ngo

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Thanh Le Kim and wife, Vo N. Ngothe within named 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 14th of September, 2016.

Cheryl M Rodgers

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-165928SSO