Davidson County	DEEDWARR
Recvd: 09/20/16 15:38	3 pgs
Fees:18.00 Taxes:370.00	
20160920-0099123	

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/25/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2442B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Khanh Nguyen		149-05-0-174.00
4733 Terragon Trl		
Antioch, TN 37013-2764		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NOLAN RAY, A SINGLE PERSON AND RHONDA RAY, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KHANH NGUYEN

HEREINAFTER CALLED THE GRANTEE(S), 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. 92 on the Plan of 2nd Revision, Section Five, Terragon Trails of record in Plat Book 5200, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nolan Ray, a single person and Rhonda Ray, a married person by Warranty deed from Glenn Hill of record in Instrument No. 20101028-0086301 Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded on October 28, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5179, Page 214, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 4733 Terragon Trl, Antioch, TN 37013-2764

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 15th day of September, 2016.

Nolan Ray

Rhonda Ray

STATE OF Alabama

COUNTY OF Lauderdale

Personally appeared before me, a Notary Public of said County and State, NOLAN RAY AND RHONDA RAY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of September, 2016.

LICIA HOUSE
Notary Public, Alabama State at Large
My Commission Expires March 11, 2019

Notary Public

My Commission Expires: 3/11/19

File #: 16-2442B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

