BILL GARRETT, Davidson County
Trans: T20160090361 DEEDWARR
Recvd: 10/13/16 12:41 2 pgs
Fees: 13.00 Taxes: 1165.50
20161013-0108325

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $315,000.00. x _____ Affiant Subscribed and sworn to before me, this 7th day of October, 2016. _____ Notary Public My commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anh Ngoc Nguyen and Thuy Thi Kim, Nguyen	Anh Ngoc Nguyen and Thuy Thi Kim, Nguyen	114-08-0A-004.00-CO
213 Wesley Court	Same	
Nashville, TN 37209-5302		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE,**

Stephen C. Brenner and wife, Nancy Brenner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Anh Ngoc Nguyen and Thuy Thi Kim Nguyen, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Cedar Crest Subdivision - Phase I of record in Plat Book 6900, Page 284, 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 Stephen C. Brenner and wife, Nancy A. Brenner by Warranty deed from Diane M. Wilkerson, unmarried of record in Book 8865, page 404, Register's Office for Davidson County, Tennessee, dated February 12, 1993 and recorded on February 16, 1993.

This is improved property known as 213 Wesley Court, Nashville, TN 37209-5302.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of record in Plat Book 6900, Page 284 in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Book 7213, Page 973, as corrected in Instrument Number 20020823-0102246 in the Register's Office for Davidson County, Tennessee.

4. HOA Charter of record in Book 8424, Page 180, in the Register's Office for Davidson County, Tennessee

5 By-Laws of record as Instrument Number 20150902-0089033 in the Register's Office for Davidson County, Tennessee.

6. Covenants, conditions, restrictions, and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2016.

Stephen C. Brenner

Nancy A. Brenner

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, Stephen C. Brenner and Nancy A. Brenner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of October, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316313

SP 11/2015