RECORDING INFORMATION

BILL GARRETT, Davidson County
Trans:T20160095926 DEEDWARR
Recvd: 10/31/16 11:09 2 pgs
Fees:13.00 Taxes:1202.50
20161031-0114718

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $325,000.00.

Affiant

Sworn to and subscribed before me this 28th day of October, 2016.

Notary Public

My Commission Expires: 9-20-2017

(SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Travis Ngo and Lanhem T. Nguyen and Lanhem Thi Nguyen 537 Starliner Drive Nashville, TN 37209	Benchmark Mtg 5160 Tennyson Pkwy #200W Plano, TX 75024	090-15-0-108.00

This Indenture is made on the 28th day of October, 2016, by and between **WILLIAM EARNEST COTE** ("Grantor"), and **TRAVIS NGO AND LANHEM T. NGUYEN AND LANHEM THI NGUYEN, AS JOINT TENANTS** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1022 on the Plan of Charlotte Park, Section 13 of record in Plat Book 2900, Page (s) 142 and 143, 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 Sherryll F. Cooper by Quitclaim deed from Leonard A. Lampley of record in Book 6259, page 659, Register's Office for Davidson County, Tennessee, dated March 16, 1984 and recorded on March 29, 1984. The said Sherryll F. Cooper also known as Sherryll Cooper Cote died testate on January 13, 2012, devising said property to her husband William Earnest Cote in her Last Will and Testament of record in Docket No. 12P-467, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Said Last Will and Testament is also of record in Instrument No. 20130117-0005655, in said Register's Office. Also see Affidavit of Heirship of record in Instrument No. 20130117-0005656, in said Register's Office.

Being also known as 537 Starliner Drive Nashville, Tennessee 37209.

This is improved property known as 537 Starliner Drive , Nashville, TN 37209.

This conveyance is being made subject to:

1. Taxes for the year 2017 and subsquent years not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 142 and 143, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3185, Page 544, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of October, 2016.

GRANTOR:

William Earnest Cote

STATE OF ~~TENNESSEE~~)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WILLIAM EARNEST COTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2016.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Vanderpool and Pearman
536 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800