Davidson County DEEDWARR
Recvd: 11/01/16 15:35 2 pgs
Fees:13.00 Taxes:532.80
20161101-0115580

Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of October, 2016, by and between Thao Phuong Nguyen, party of the first part, and Mallory H Allgood, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING ALL OF UNIT NO. 103, ON THE PLAN OF OLD HICKORY COMMONS, SECTION I, A PLANNED UNIT DEVELOPMENT ACCORDING TO PLAT AND SURVEY AS SHOWN AS EXHIBIT D TO THE M ASTER DEED APPEARING OF RECORD IN INSTRUMENT NUMBER 20080317-0026338, AS OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Being all or part of the same property conveyed to Thao Phuong Nguyen by virtue of that certain CASH Deed dated February 22, 2013, and being of record at Instrument No. 20130225-0018245 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investment purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in said register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thao Phuong Nguyen, by Tonie Do, Attorney in Fact

Thao Phuong Nguyen, by Tonie Do, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st of October, 2016, before me personally appeared Tonie Do, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Thao Phuong Nguyen and acknowledged that she executed the same as the free act and deed of the said Thao Phuong Nguyen.

WITNESS my hand and official seal at office this 31st day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Property Owner & Address: Mallory H Allgood
1504 Sprucedale Dr
Antioch, TN 37013

Tax Parcel No 175020B00300CO

Property Address: 1504 Sprucedale Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $144,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019