Davidson County DEEDWARR Recvd: 03/08/17 10:38 3 pgs Fees:18.00 Taxes:943.50 **20170308-0022879**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of February, 2017 Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thien Nguyen and Phoung T Le	SWBC Mortgage Corporation	102 07 0 045.00
(NAME)	(NAME)	
6665 Beacon Lane	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eutloa Catherine Hamilton, a married woman & Thelma Mulloy, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thien Nguyen and Phoung T Le, husband and wife**, 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:

A certain tract or parcel of land in Davidson County State of Tennessee, described as follow, to-wit: Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Said County.

Said Lot No 87 fronts 80.0 feet on the Southeasterly side of Beacon Lane and extends Back 150.00 feet on the Northeasterly line and 110.00 feet on the Southwesterly line to a dead line in the rear, which is a broken line, measuring a total of 99.23 feet thereon.

Being the same property conveyed to Thelma Mulloy, single by Warranty Deed from Estate of Roberta L. Candler dated September 5, 2014 and recorded September 10, 2014 as Instrument No. 20140910-0083026, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Thelma Mulloy, single and Eutloa Catherine Hamilton, married, joint tenants with right of survivorship by Quitclaim Deed from Thelma Mulloy, single dated June 25, 2015 and recorded June 30, 2015 as Instrument No. 20150630-0062807, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-170598FC

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.

unimproved ☐
This is improved ☒ property, known as 6665 Beacon Lane, Nashville, TN 37209

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 28 day of February 2017

Eutola Catherine Hamilton
Eutola ~~Eutloa~~ Catherine Hamilton

HMS
Thelma Mulloy by Eutola Catherine Hamilton as Attorney in Fact
Thelma Mulloy, by Eutloa Catherine Hamilton as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eutloa Catherine Hamilton, a married woman ~~Thelma Mulloy, a single woman,~~ the 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. HMS

Witness my hand and official seal, this the 27th 28th of February, 2017. HMS

Notary Public

My Commission Expires: 7/10/20

(SEAL)

HILLARY M. SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File Number: GRN-170598FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, a Notary Public in and for said County and State aforesaid, personally appeared **Eutola Catherine Hamilton,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf **Thelma Mulloy** and who acknowledges that she executed the same as the free act and deed of the said **Thelma Mulloy** for the purposes therein contained.

WITNESS my hand and official seal of office, this the 28 day of February, 2017.

NOTARY

MY COMMISSION EXPIRES: 7/4/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY