BILL GARRETT, Davidson County
Trans:T20170024295 DEEDWARR
Recvd: 03/22/17 12:05 2 pgs
Fees:13.00 Taxes:980.50
20170322-0027991

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 21st day of March, 2017, by and between Tham Luu and Hoa Nguyen, husband and wife, party of the first part, and Erin Preyer, unmarried woman, 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:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 7917, Page 879, ID# 96.15-37, being known and designated as Lot 6, Section 3, Plan of Hickory Bend, filed in Plat Book 3600, Page 42, recorded 02/10/1964.

Being all or part of the same property conveyed to Tham Luu and Hoa Nguyen by virtue of that certain Special Warranty Deed dated December 22, 2015, and being of record at Instrument No. 20160119-0005218 in the amount of $72,500.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Citifinancial Services, LLC by virtue of Trustee's Deed dated October 19, 2015 at Instrument No. 20151019-0106294 in the amount of $94,936.97 in the said Register's Office.

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), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) that I am 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 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 GRANTEE(S), her 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.

Tham Luu

Hoa Nguyen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Tham Luu and Hoa Nguyen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address: Erin Preyer

Tax Parcel No 09615003700

Property Address: 3139 Boulder Park Dr.
Nashville, TN 37214

MAIL TAX
BILLS TO: SAME

STATE OF
COUNTY OF

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 $265,000.00 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 21st day of March, 2017.

Notary Public

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020