BILL GARRETT, Davidson County
Trans:T20170033042 DEEDWARR
Recvd: 04/19/17 14:31 2 pgs
Fees:13.00 Taxes:603.10
20170419-0038447

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0612

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2017

Notary Public
Commission Expires: 7/3/2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thi Hanh Nguyen 5005 Pebble Creek Drive Nashville, TN 37013	Same as new owner	149-06-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elaine Mann, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thi Hanh Nguyen and husband, Billy Phong Bui

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:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Pebble Creek, Section 5-B, of record in Plat Book 5210, Page 310, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Michael Jackson Mann and wife, Elaine Mann, by Warranty Deed from City Federal Savings Bank, dated 3/31/89 and recorded 4/11/89 in Book 7814, Page 237, in the Register's Office of Davidson County, Tennessee. The said Michael Jackson Mann having since died on July 14, 2016, the property has become vested in Elaine Mann, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5005 Pebble Creek Drive, Nashville, TN 37013.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of April, 2017.

Elaine Mann

Elaine Mann

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Elaine Mann

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of April, 2017.

K. Williams

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)

