Box#14
G#29610-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033657 DEEDWARR
Recvd: 04/21/17 09:52 2 pgs
Fees:13.00 Taxes:377.40
20170421-0039185

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$102,000.00.**

HUONG T NGUYEN
Affiant

Subscribed and sworn to before me, this the 19th day of April 2017.

Notary Public

My commission expires: 07-03-2017
(AFFIX SEAL)

HOUSTON W. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Huong T. Nguyen	**Pinnacle Bank**	**Map 148-03-0 Parcel 128.00**
238 Overby Place	**150 3rd Avenue South, Suite 900**	
Antioch, TN 37013	**Nashville, TN 37201**	

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

Van C. Nguyen, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Huong T. Nguyen, a single woman

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.881, on the Plan of Cherokee Hills, Section Eight of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Van C. Nguyen, a single man, by Deed from Christopher K. Forbes, a married man, dated March 23, 2015, of record in Instrument No. 20150324-0025108, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 3700, Page 154, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 4198, Page 609, Register's Office for Davidson County, Tennessee;

3) Taxes for the current year have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **238 Overby Place, Antioch, 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 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 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 my/our hand(s) this **19th** day of **April 2017.**

Van C Nguyen
Van C. Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Van C. Nguyen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April 2017.**

Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2017