Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170038440 DEEDWARR
Recvd: 05/05/17 12:53 2 pgs
Fees:13.00 Taxes:813.63
20170505-0044862

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $219,900.00.

Affiant

Subscribed and sworn to me on 04/25/17.

NOTARY PUBLIC
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenny M. Nguyen 4487 POST PLACE #57 Nashville, TN 37205	Jenny M. Nguyen 11645 Gorham Ave. Apt. 102 Los Angeles,CA 90049	103150B05700CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia Drerup-Cotter, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jenny M. Nguyen, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Unit No. 57 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 82, said Register's Office.
>
> Being the same property conveyed by Quitclaim Deed from John W. Drerup to Patricia Drerup, my one-half (1/2) undivided interest as recorded on the 26th day of January, 1990 in Deed Book 8032, Page 975; Warranty Deed from John W. Drerup to Patricia Drerup, a one-half (1/2) undivided interest as recorded on the 26th day of May, 1982 in Deed Book 5890, Page 814 and Deed from William Joseph Atkins and wife, Rita Ann Atkins to John W. Drerup as recorded on the 9th day of June, 1980 in Deed Book 5610, Page 629, in the Register's Office of Davidson County, Tennessee. Patricia Drerup is now known as Patricia Drerup-Cotter.
>
> The Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 4487 POST PLACE #57, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this April 25, 2017.

Patricia Drerup-Cotter

Patricia Drerup-Cotter

STATE OF GEORGIA
COUNTY OF COBB

On April 25, 2017, before me personally appeared Patricia Drerup-Cotter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 25, 2017.

NOTARY PUBLIC

My Commission Expires: 01/12/2021

CHESTER ROSS TROWER III
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 12, 2021