BILL GARRETT, Davidson County
Trans:T20170041616 DEEDWARR
Recvd: 05/16/17 12:40 2 pgs
Fees:13.00 Taxes:1072.63
20170516-0048517

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2017.

Notary Public

My commission expires: 3/8/21

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Ngan Van Nguyen, and Karen Thu Nguyen and Thomas Ngan Nguyen | Waterstone Mortgage Corporation | 114-07-0B-049.00-CO |
| 708 Warmstone Court | N25 W23255 Paul Road | |
| Nashville, TN 37209 | Pewaukee, WI 53072 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Todd A. Schneiderman, a married man**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Ngan Van Nguyen, a single man, and Karen Thu Nguyen and Thomas Ngan Nguyen, wife and husband, as joint tenants**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Westchase of record in Plat at Instrument No. 20030507-0061365, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd A. Schneiderman, married, by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040426-0047191, Register's Office for Davidson County, Tennessee, dated April 20, 2004 and recorded on April 26, 2004 and re-recorded in Instrument No. and 20040511-0053760.

This is improved property known as **708 Warmstone Court, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Tammi Schneiderman, spouse of Todd Schneiderman, joins in this conveyance for the purpose of conveying any and all rights she may have in subject property.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of May, 2017.

Todd A. Schneiderman

Tammi Schneiderman

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Todd A. Schneiderman and Tammi Schneiderman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of May, 2017.

Michelle W Locke
Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5017123

SP 11/2015