ADDRESS NEW OWNER: Anthony Nguyen

618 Galaxie Dr.
Nashville TN 37209

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 102-3-133.00

BILL GARRETT, Davidson County
Trans:T20170055361 DEEDWARR
Recvd: 06/28/17 13:18 2 pgs
Fees:13.00 Taxes:802.90
20170628-0065106

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ben Littrell and Julie Littrell, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Anthony Nguyen, a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1257 on the Plan of Charlotte Park, Section 20, as of record in Book 3600, Page 90, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben Littrell and wife, Julie Littrell, from John R. Bozarth and wife, Nancy W. Bozarth, by Warranty Deed recorded on August 6, 2002, in Instrument No. 20020806-0094570, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6544 Marauder Drive, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 3600, Page 90, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3837, Page 823 (by their terms, they have expired), said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of June 2017.

Ben Littrell

Julie Littrell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ben Littrell and Julie Littrell, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of June 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $217,000.00.

Affiant

Subscribed and sworn before me this 27th day of June 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1706K170