Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0358-17

Davidson County DEEDWARR
Recvd: 07/03/17 10:09 3 pgs
Fees:18.00 Taxes:592.00
20170703-0066594

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2017

Notary Public
My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	
Nguyen Ta 932 Pin Oak Drive Antioch, TN 37013	NewOwner	Map/parcel: 164-12-0A-007.00

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

Edith Ratz, married,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nguyen Ta and Ba Chuong, huband and wife,

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being Lot No. 7 on the plan of Weatherstone Subdivision, a Planned Unit Development, of record at Instrument No. 20020926-0117440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Edith Alvarado, married, by Deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated 4/22/08 and recorded 4/25/08 in Instrument No. 20080425-0042263, and as corrected by Scrivener's Affidavit dated 5/12/08 and recorded 5/13/08 in Instrument No. 20080513-0049291, Register's Office for Davidson County, Tennessee. The said Edith Alvarado having since married and is now known as Edith Ratz.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

Thomas J. Ratz, husband of Edith Ratz, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

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

This is improved property known as: 932 Pin Oak Drive 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 GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 30th day of June, 2017

Edith Ratz
Edith Ratz

Thomas Ratz
Thomas J. Ratz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, the within Edith Ratz and Thomas J. Ratz, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2017

Kelly Dorsey
Notary Public

My Commission Expires: 4-18-21

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

