This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $60,000.00.

Affiant

Subscribed and sworn before me this the 1st day of September, 2017.

Notary Public
My commission expires: 1/17/21

BILL GARRETT, Davidson County
Trans:T20170077307 DEEDWARR
Recvd: 09/05/17 10:00 2 pgs
Fees:13.00 Taxes:222.00
20170905-0090772

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vu Anh Nguyen 637 Monte Carlo Drive Antioch, TN 37013	New Owner	105-12-0-014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES C. PASSONS AND JAMIE MICHELE DONEGAN AND ROSALYN RENEE ANDERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VU ANH NGUYEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Subdivision of Lot Nos. 4, 5, 6 and parts of 2 & 3 in Mallory's Plan of record in Plat Book 161, Page 55 (erroneously referenced Plat Book 151, Page 55 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 73 1/2 feet on the southwesterly side of Nolensville Pike, and extends back 95 feet 6 inches on the northwesterly line and 120.4 feet on the southerly, along the northerly margin Wingrove Avenue, to a point, being triangular in shape.

Included in the above description, but excluded therefrom is that portion of the property conveyed to the State of Tennessee of record in Book 3804, Page 503, in said Register's Office.

Being the same property conveyed to James C. Passons, Jamie Michele Donegan and Rosalyn Renee Anderson by Quitclaim deed from Rosalyn Joyce Passons of record in Instrument No. 20010711-0074094, re-recorded in Instrument No. 20010724-0078641 Register's Office for Davidson County, Tennessee, dated July 5, 2001 and recorded on July 11, 2001.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1807 Nolensville Pike, Nashville, TN 37210.

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, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of September, 2017.

James C. Passons

Jamie Michele Donegan

Rosalyn Renee Anderson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James C. Passons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2017.

My commission expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Jamie Michele Donegan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2017.

My commission expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rosalyn Renee Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2017.

My commission expires:

1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public