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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 31st day of October, 2017.

Notary Public
My commission expires: 9-10-2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON

Bill Garrett Davidson County
Batch# 21978 **DEEDWARR**
11/03/2017 10:44:37 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171103-0113081

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Vu Anh Nguyen<br>641 Monte Carlo Drive<br>Antioch, TN 37013 | Vu Anh Nguyen<br>641 Monte Carlo Drive<br>Antioch, TN 37013 | 173-01-0 043.00 |

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, BEVERLY ANN MUSGROVE, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VU ANH NGUYEN, A MARRIED MAN, 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, TN, being Lot No. 375 on the Plan of Section 1, Monte Carlo Estates, of record in Book 4675, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Ann Musgrove, unmarried, by deed from Maxie Keith Collier and wife, Marsha B. Collier, dated 07/20/1994, of record in Book 9415, page 542, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 641 Monte Carlo 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 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.

VAN by TTN, ALF

Witness my hand this the 31st day of October, 2017.

Beverly Ann Musgrove

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly Ann Musgrove, 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 31st day of October, 2017.

My commission expires:

Notary Public

MARICELA MARTINEZ GECK
Notary Public, State of Texas
Comm. Expires 09-19-2020
Notary ID 130827541