This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704388

Bill Garrett Davidson County
Batch# 22366 DEEDWARR
11/06/2017 10:42:49 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20171106-0113672

NEW OWNER:
Huy N. Nguyen
118 Cedarview Dr.
Antioch, TN 37013

SEND TAX BILL TO:
Flagstar Bank
PO Box 7026
Troy, MI 48007-7026

MAP & PARCEL:
173-01-0-075.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RFK Properties, LLC**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Huy N. Nguyen and wife Ny Thito Truong,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 343, on the plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, page 68, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann F. Spraggs, f/k/a Ann M. Frazier and husband William R. Spraggs from Ann M. Spraggs, f/k/a Ann M. Frazier, by Quit Claim Deed dated 10/1/2001, of record in Instrument No. 20011011-0110681, Register's Office for Davidson County, Tennessee. Being further conveyed to RFK Properties, LLC from Ann F. Spraggs, f/k/a Ann M. Frazier and husband William R. Spraggs, by Warranty Deed, dated 7/14/2017, of record in Instrument No. 20170720-0073122, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, their heirs and assigns, forever;

AND **RFK Properties, LLC,** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **RFK Properties, LLC,** further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **218 Cedarview Drive Antioch, TN 37013**

Executed on this 2nd day of November, 2017.

RFK Properties, LLC

By Rod Fortner, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, Rod Fortner, who is the Chief Manager of RFK Properties, LLC, a Tennessee limited liability company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed as the Chief Manager of RFK Properties, LLC with full and proper authority.

Witness my hand this 2nd day of November, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 2nd day of November, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19