WARRANTY DEED

Bill Garrett Davidson County
Batch# 33316 DEEDWARR
12/05/2017 11:20:10 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171205-0123927

R-VRES-17-3310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018
(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ariel T. Bui and Nguyet-Huong T. Bui	Community Mortgage LLC	
(NAME) **3310 Knight Drive**	(NAME) 19045 E Valley View PKWY #F	**049-00-0-231.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Indenpendence, Missouri 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNELIESSA BALK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARIEL T. BUI, A SINGLE WOMAN, AND NGUYET-HUONG T. BUI, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit: Being in the 12th Civil District of said County and described as follows: Beginning at an iron pin in the center of Knight Road, 100 feet south of the center of the mouth of Green's Lane; thence south 3-3/4 degrees west 122 feet to an iron pin in the center of Knight's Road; thence North 86 degrees west 300 feet to a stake; thence north 3 3/4 degrees East 116 feet more or less to a stake, O.M. Deston's southwest corner; thence south 86 degrees east with O.M. Deston's south line, 300 feet to the beginning.

Being the same property conveyed to Anneliessa Balk, unmarried woman by Warranty Deed deed from Patricia J. Martin, umarried of record in Instrument No. 20150630-0062987 Register's Office for Davidson County, Tennessee, dated 06/25/2015 and recorded on 06/30/2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3310 Knight Drive, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 1st DAY OF DECEMBER, 2017.

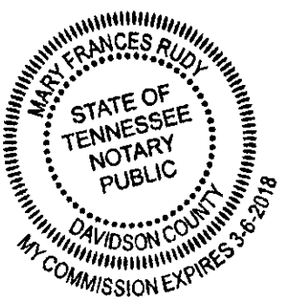
Anneliessa Balk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNELIESSA BALK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212