RWB'

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Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1529

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of Dec., 2017.

Notary Public

My commission expires: 11-21-2018
(AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPH B. LUKE AND JESSICA C. GONZALEZ	Stockton Mtg Co.	**172-12-0A 093.00 CO**
2325 Peak Hill Cove	88 C. Michael Davenport Blvd	
Nashville, TN 37211	Frankfort, Ky 40601	

Bill Garrett Davidson County
Batch# 36749 **DEEDWARR**
12/13/2017 12:25:28 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171213-0127129

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WENDY V. LE, NOW KNOWN AS WENDY NGUYEN, MARRIED AND THUY T. VI, MARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JOSEPH B. LUKE AND JESSICA C. GONZALEZ, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 136 of SECTION FIVE BRADFORD HILLS SUBDIVISION of record in Plat Book 7900, pages 287-288, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thuy T. Vi, a ½ undivided interest by quitclaim deed dated November 19th, 2009 from Wendy V. Le, to create a tenancy in common in Wendy V. Le, a ½ undivided interest and Thuy T. Vi, a ½ undivided interest of record in Instrument No. 20091125-0108670, said Register's Office. Further being the same property conveyed to Wendy V. Le, fka Van Thi T. Le by quitclaim deed dated September 29th, 2009 from Hai K. Bui of record in Instrument No. 20091125-0108669, said Register's Office

This instrument was prepared for Wendy Nguyen FKA Wendy V. Le by Thuy T. Vi, her Attorney-in-Fact of record in Instrument No. 20171213-0127128, said Register's Office

This is not the personal, primary and/or marital residence of Wendy Nguyen, her spouse and/or any dependents

ANH Q. LE, HUSBAND OF THUY T. VI, joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property, if any .

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2325 Peak Hill Cove, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 7th day of December, 2017.

THUY T. VI

ANH Q. LE

Wendy Nguyen by Thuy T Vi, her Attorney in Fact
WENDY NGUYEN
BY: THUY T. VI, HER ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 7th day of December, 2017, before me personally appeared, **THUY T. VI AND HUSBAND, ANH Q. LE**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8-20-2019

State of Tennessee
County of Davidson

On this 7th day of December, 2017, before me personally appeared THUY T. VI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WENDY NGUYEN and who acknowledged that she executed the same as the free act and deed of Wendy Nguyen.

My Commission expires: 8-20-2019

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY