Box 14
30353-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.** Affiant Subscribed and sworn to before me, this the 10th day of January, 2018. Notary Public My commission expires: (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 47369 DEEDWARR
01/16/2018 09:08:56 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180116-0004095

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Truyen Huynh, Tuan Lee and Nguyen Van Nguyen	**SWBC Mortgage Corp., a Corporation**	**102-03-0-135.00**
6551 Marauder Drive	**9311 San Pedro #100**	
Nashville, TN 37209	**San Antonio, TX 78216**	

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,

Douglas Lee Pillow, as Executor of the Estate of Ruby Lee Heber and Douglas Lee Pillow, a married man, as to his one-fourth (1/4th) undivided interest, David Lee Pillow, a married man, as to his one-fourth (1/4th) undivided interest, Michael Lee Patterson, a married man, as to his one-fourth (1/4th) undivided interest and Judie Lynn Leonard, a married woman, as to her one-fourth (1/4th) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Truyen Huynh, a married man, Tuan Le, a single man, and Nguyen Van Nguyen, a married man, each as to a one-third (1/3rd) undivided interest, 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1237 on the Plan of Charlotte Park, Section 20, of record in Plat Book 3600, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kurt Heber, Sr. and wife, Ruby Heber by Quitclaim Deed dated October 11, 1993, from Michael L. Patterson of record in Book 9111, Page 646, as corrected by Quitclaim Deed dated August 15, 2000, of record in Instrument No. 20000822-0082900, said Register's Office for Davidson County, Tennessee. The said Kurt Heber, Sr., died on March 31, 2007, and Ruby Heber aka Ruby L. Heber and Ruby Lee Heber died on March 17, 2017, Pursuant to the Last Will and Testament of Ruby Lee Heber filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 17P96, said property is devised to her four children, Douglas Lee Pillow, David Lee Pillow, Michael Lee Patterson and Judie Lynn Leonard aka Judy Lynn Hand.

This instrument is being executed on behalf of David Lee Pillow, Michael Lee Patterson and Judie Lynn Leonard pursuant to Powers of Attorney executed by them on the 13 & 15th days of December, 2017, of record in Instrument Nos. 20180116-0004091 ; 20180116-0004092 ; **and** 20180116-0004093 , **said Register's Office for Davidson County, Tennessee.**

The subject property is neither the principal residence of Grantors nor their respective spouses or any dependents.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 3600, Page 90, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Restrictive Covenants contained in instrument of record in Book 3837, Page 823, Register's Office for Davidson County, Tennessee.**

This is improved property, known as 6551 Marauder Drive, Nashville, TN 37209

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 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 GRANTEES, 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 10th day of **January, 2018.**

Douglas Lee Pillow
Ruby Lee Heber Executor of the Estate

Douglas Lee Pillow, Executor of the Estate of Ruby Lee Heber

Douglas Lee Pillow

Douglas Lee Pillow

David Lee Pillow
Douglas Lee Pillow attorney in fact

David Lee Pillow
By Douglas Lee Pillow, as Attorney-in-Fact

Michael Lee Patterson
Douglas Lee Pillow attorney in fact

Michael Lee Patterson
By Douglas Lee Pillow, as Attorney-in-Fact

Judie Lynn Leonard
Douglas Lee Pillow attorney in fact

Judie Lynn Leonard
By Douglas Lee Pillow, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Douglas Lee Pillow, Executor of the Estate of Ruby Lee Heber and Douglas Lee Pillow. individually** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **January, 2018.**

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Douglas Lee Pillow,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **David Lee Pillow, Michael Lee Patterson and Judie Lynn Leonard,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **David Lee Pillow, Michael Lee Patterson and Judie Lynn Leonard,** for the purpose therein contained, by signing the name of **David Lee Pillow, Michael Lee Patterson and Judie Lynn Leonard,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **January, 2018.**

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21