# WARRANTY DEED

Bill Garrett Davidson County
Batch# 52585 DEEDWARR
01/29/2018 10:57:09 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20180129-0008907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$845,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 20 18.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tuan Thanh Nguyen and Jonathan T. Nguyen | SAME | |
| (NAME) | (NAME) | |
| 1019 Downey Drive | | 102-14-0-010.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KATIE LEE TERRY AND PETER TERRY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUAN THANH NGUYEN, MARRIED, AND JONATHAN T. NGUYEN, MARRIED, AS TENANTS IN COMMON,** 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 part of Lot No. 21 on the Plan of Brook Meade Addition, Section 1, of record in plat Book 2663, page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Beginning at the iron pin in the westerly margin of Downey Drive, said point being the common front corner of Lots No. 21 and 22; thence with the line between said two lots, westerly 204.8 feet to a point; said point being the easterly point of a triangular part of Lot No. 21 conveyed to the State of Tennessee by J. B. Downey & Sons, Inc., of record in Book 3032, page 391, said Register's Office; thence along the State's southeasterly line, southwesterly 84.1 feet to a point westerly boundary of said subdivision; thence with said boundary of said subdivision, south 1 deg. 31' west 129.5 feet to a point, said point being the common rear corner of Lots 20 and 21; easterly 236.4 feet to the westerly margin of Downey Drive; thence along the westerly margin of Downey Drive along a curve having a radius of 538.5 feet, 134.0 feet to the point of beginning.**

**Being the same property conveyed to Katie Lee and Peter Terry, tenants in common with rights of survivorship, by deed from Manning Materials, Inc. of record in Instrument No.20150331-0027657, Register's Office for Davidson County, Tennessee. Katie Lee and Peter Terry have since married. Katie Lee is now known as Katie Lee Terry.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1019 Downey Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 24th day of January, 2018.

KATIE LEE TERRY

PETER TERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie Lee Terry and Peter Terry, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2018.

Commission expires:

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public