Bill Garrett Davidson County
Batch# 58087 DEEDWARR
02/13/2018 09:36:45 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20180213-0014101

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $171,999.00.

Affiant

Subscribed and sworn to before me, this the 12 day of February 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

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:
Patric J. Kenney, Unmarried	**NEW OWNER**	**149-05-0-015.00**
2375 Una Antioch Pike		
Antioch, TN 37013		

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,
PHUONG T. NGUYEN AND WIFE, GIAU T. HUYNH

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Patric J. Kenney, Unmarried

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(s) 108, as shown on the map entitled the Plan of Barclay Square, Section II, of record in Book 4660, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The previous two deeds of record inadvertently referred to the plat as being Barkley Square.

Being the same property conveyed to PHUONG T. NGUYEN AND WIFE, GIAU T. HUYNH, by deed from WILLIAM D. MERRITT AND WILLIAM A. MERRITT, BOTH UNMARRIED, of record in Book 9602, page 550, dated February 17, 1995, said Register's Office.

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 2375 Una Antioch Pike, Antioch, TN 37013.

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.

BOX 10-A

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

Witness my/our hand(s) this 12th day of February, 2018.

PHUONG T. NGUYEN

GIAU T. HUYNH

State of Tennessee)
County of Davidson)

On this 12th day of February, 2018, before me personally appeared, **PHUONG T. NGUYEN AND WIFE, GIAU T. HUYNH,** 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 their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY