Box #14
G#30472-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 62265 DEEDWARR
02/26/2018 09:19:32 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20180226-0017622

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2018.

Notary Public

My commission expires: 7-8-2019
(AFFIX SEAL)

CARYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Van C. Nguyen	**Pinnacle Bank**	**133-16-0-159.00**
4891 Jonquil Drive	**150 3rd Ave S Suite 900**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tan Vo, A/K/A, Tank Van Vo, a married man

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

Van C. Nguyen, an unmarried man

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. 10 on the Plan of Welch Meadows, Section One, of record in Book 3700, Page 34, 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 all of the same property conveyed to Tan Vo, by Deed dated July 13, 2001, from Charles R. Rainbolt and wife Vicki Dean Rainbolt, of record in Instrument No. 20010718-0076306, Register's Office for Davidson County, Tennessee. Tan Vo (sic) and Tank Van Vo are one in the same person.

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

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

1) All matters shown on the Plan of record in Plat Book 3700, Page 34, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3942, Page 54, Register's Office for Davidson County, Tennessee;

3) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is improved property, known as **4891 Jonquil Drive, 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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **21st** day of **February, 2018.**

~~Tan Van Vo~~
Tank Van Vo , A/K/A, Tan Vo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ~~Tan Van Vo~~ Tank Van Vo, A/K/A, Tan Vo, the within named seller, 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 at Nashville, Tennessee, this **21st** day of **February, 2018.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21