Bill Garrett Davidson County
Batch# 62271 DEEDWARR
02/26/2018 09:23:33 AM 2 pgs
Fees: $13.00 Taxes: $786.25
20180226-0017633

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180100034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of February, 2018

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: 4.18.21

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quang Ngoc Luong and Cuong V. Luong **9712 Concord Ridge Court** **Brentwood, TN 37027**	**Quang Ngoc Luong** **Cuong V. Luon** **9712 Concord Ridge Court** **Brentwood, TN 37037**	**148-01-0-086.00**

FOR AND IN 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,

Lois A. Logiudice, Widow

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

Cuong V. Luong, a married man, as to 50% undivided interest and Quang Ngoc Luong, an unmarried man, as to a 50% undivided interest, 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 Lot No. 1 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Hillbrook Drive at the corner of Lots 1 and 2; thence with the line between said lots, easterly 200.9 feet to a point; thence northwesterly 171.1 feet to the southerly margin of Wallace Road; thence with the margin of the same, southwesterly 125 feet to the beginning of a curve; thence around said curve, southerly 37.1 feet to the easterly margin of Hillbrook Drive; thence with the margin of the same, southerly 84 feet to the point of beginning.

BEING the same property conveyed to Michael J. Logiudice and wife, Lois A. Logiudice by Warranty Deed from Loretta Eastman, dated 6/14/91 and recorded 6/17/91 in Book 8376, Page 224, Register's Office for Davidson County, Tennessee. Michael J. Logiudice has since died on March 9, 1999.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **209 Wallace Road, 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 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 our hands this 23rd day of February, 2018.

Lois A. Logiudice

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois A. Logiudice the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SMYRNA, Tennessee, this 23rd day of February, 2018.

Commission Expires: 4/18/21

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY