Bill Garrett Davidson County
Batch# 70309 DEEDWARR
03/16/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $473.60
20180316-0025242

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2018.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires May 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nhung Thi Kim Nguyen	Nhung Thi Kim Nguyen	#13308011000
(NAME)	(NAME)	
433 Cathy Jo Circle	433 Cathy Jo Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($128,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK SCHARDT, AN UNMARRIED MAN,

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

NHUNG THI KIM NGUYEN, ~~MARRIED~~/ 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot 14A, as shown on the map entitled Zone Lot Division of Lot Nos. 6, 7, and 10 through 20, Phase One, Valley View Terrace, of record in Plat Book 5200, Page 531, amending Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Schardt by deed from Judy A. Ferguson, of record in Instrument 20160106-0001321, dated December 29, 2015, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6057, Page 950; Book 6347, Page 397; and Book 6400, Page 902, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book Plat Book 5200, Page 531, amending Plat Book 5200, Page 77, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 433 Cathy Jo Circle, Nashville, TN 37211
(House No.) (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 our hands this 15 day of March, 2018.

Mark Schardt

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Schardt, 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 Atlanta, Georgia, this 15 day of March, 2018.

My Commission Expires: July 23, 2019

Notary Public

EDWARD TINSLEY NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES July 23, 2019

Return To: 18003206
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

