WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2018.

Heather Lee

Notary Public

MY COMMISSION EXPIRES: 5-15-21

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 95762 DEEDWARR
05/23/2018 11:43:20 AM 4 pgs
Fees: $23.00 Taxes: $610.50

20180523-0049369

18003246

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen Thanh Nguyen	Owen Thanh Nguyen	
(NAME)	(NAME)	119 12 0 018.00
30 Cameo Drive	30 Cameo Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Terry Cunningham, Vickie Falk, Michael Jones, Heather Owens, Michelle Short, Christa Pomeroy and Jamie Harris, Heirs at Law of Alma M. Jones, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Owen Thanh Nguyen** 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:

Being all of Lot No. 10 on the plan of Battlewood, Section One of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Kenneth E. Jones and wife, Alma M. Jones by Warranty Deed dated August 1, 1984 from Charles C. Burridge d/b/a Cameo Properties, of record in Book 6350, Page 343, Register's Office for Davidson County, Tennessee. Kenneth E. Jones died on September 7, 1993, property passing to Alma M. Jones as surviving tenant by the entirety. Alma M. Jones died intestate on December 7, 2017. The grantors sign the herein conveyance as sole surviving heirs at law of Alma M. Jones pursuant to Affidavits of Heirship, of record in Instrument Number 20180523-0049362 **Instrument Number** 20180523-0049363 **; Instrument Number** 20180523-0049364 **; and Instrument Number** 20180523-0049365 **, said Register's Office.**

This instrument is being executed on behalf of Terry Cunningham, pursuant to a Power of Attorney executed by same on the May 14, 2018, of record in Instrument Number 20180523-0049366 **, said Register's Office.**

This instrument is being executed on behalf of Michael Jones, pursuant to a Power of Attorney executed by same on the May 8, 2018, of record in Instrument Number 20180523-0049367 **, said Register's Office.**

This instrument is being executed on behalf of Heather Owens; Michelle Short and Jamie Harris, pursuant to a Power of Attorney executed by same on the May 10-11, 2018, of record in Instrument Number 20180523-0049368 **said Register's Office.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

Improved Property known as: **30 Cameo Drive, Nashville, Tennessee 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 22nd day of May, 2018.

Vickie Falk

Vickie Falk

Christa Pomeroy

Christa Pomeroy

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 Vickie Falk and Christa Pomeroy, 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 22nd day of May, 2018.

Commission expires: 5-15-21



Heather Lee

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

Additional Signature Page

Terry Cunningham By: Vickie Falk, attorney in fact

Terry Cunningham By: Vickie Falk, Attorney in Fact

Michael Jones By: Vickie Falk, attorney in fact

Michael Jones By: Vickie Falk, Attorney in Fact

Heather Owens By: Christa Pomeroy, Attorney in Fact

Heather Owens By: Christa Pomeroy, Attorney in Fact

Michelle Short By: Christa Pomeroy Attorney in Fact

Michelle Short By: Christa Pomeroy, Attorney in Fact

Jamie Harris By: Christa Pomeroy, Attorney in Fact

Jamie Harris By: Christa Pomeroy, Attorney in Fact

STATE OF Tennessee
COUNTY OF Rutherford

On this, 22nd day of May, 2018, personally appeared before me, Vickie Falk, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Terry Cunningham and Michael Jones, and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal, at office, this 22nd day of May, 2018.

My commission expires: 5-15-21 Heather Lee
Notary Public

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

STATE OF Tennessee
COUNTY OF Rutherford

On this, 22nd day of May, 2018, personally appeared before me, Christa Pomeroy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Heather Owens, Michelle Short and Jamie Harris, and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal, at office, this 22nd day of May, 2018.

My commission expires: 5-15-21 Heather Lee
Notary Public

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