Bill Garrett Davidson County
Batch# 130124 DEEDWARR
08/16/2018 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180816-0081403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 08 2021 (AFFIX SEAL)

ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-KW-18-1004

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kim T. Nguyen and Tam C. Nguyen	Regions Mortgage	
(NAME)	(NAME)	
1004 Wellmoor Court	2050 Parkway Circle	**114-07-0B-117.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEALANI M. ACOSTA, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIM T. NGUYEN AND TAM C. NGUYEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 on the Plan of Section Five, Westchase R20 Residential P.U.D. of record in Plat at Instrument No. 20041215-0149127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lealani M. Acosta, a married woman by Warranty deed from Nathan Lee Jackson and wife, Stephanie Arvessa Jackson of record in Instrument No. 20150602-0051290 Register's Office for Davidson County, Tennessee, dated May 28, 25015 and recorded on June 02, 2015.

NOTE: MATTHEW TENNEY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20041215-0149127, Register's Office of Davidson County, Tennessee;
- Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 521, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021126-0146387, Instrument No. 20151210-0124243, Instrument No. 20160308-0021966, Register's Office for Davidson County, Tennessee;
- By Laws of record in Instrument Number 20170420-0038781, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed to HOA of record in Instrument Number 20060921-0117333, in the Register's Office for Davidson County, Tennessee;
- 100- TVA Easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14, and as shown on survey of H&H land Surveying, Inc., dated July 24, 1997, last revised May 07, 1998, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Sewer Line Easement of record in Instrument Number 20021028-0131574, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easements for Public Utilities of record in Book 8626, Page 852, and Instrument No. 20021104-0134795, in the Register's Office for Davidson County, Tennessee;

- Rights of Ingress and Egress to and from a family cemetery as set forth in Section 3 Agreement of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee;
- Outconveyance to Karl E. Haury, Jr. of record in Instrument Number 20021028-0131572, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 Wellmoor Court, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF AUGUST, 2018.

Lealani Mae Acosta

Lealani M. Acosta

Matthew Tenney by Lealani Mae Acosta, Attorney in Fact

Matthew Tenney by Lealani Mae Acosta, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEALANI M. ACOSTA, the within named bargainor, 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, this the 13th of August, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lealani Mae Acosta, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW TENNEY, and who acknowledged she executed the same as the free act and deed of the said MATTHEW TENNEY.

Witness my hand and official seal, this the 13th of August, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

