Bill Garrett Davidson County
Batch# 133957 DEEDWARR
08/27/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20180827-0084907

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2018.

Notary Public

My commission expires: NOV 0 8 2021

J. ANDREW MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Truc Nguyen**<br>**Madalena Nhi Vu** | **Citizens Bank, N.A** | **10203012500** |
| **6574 Marauder Circle** | **6100 Tower Circle, Suite 600** | |
| **Nashville, TN 37209** | **Franklin, TN 37067** | |

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 ACKNOWLEDGE, WE,

**Lisa Thao Nguyen (formerly known as Thao Le) and Lisa Nguyen Le** , BOTH UNMARRIED WOMEN

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

**Truc Nguyen and Madalena Nhi Vu, husband and wife**

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. 1249 on the plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phuethinh Huu Nguyen and Than Le, by Warranty Deed from Aubrey N. Dalton and wife, Catherine R. Dalton, dated July 31, 2001, of record in Instrument No. 20010802-0082182, Register's Office for Davidson County, Tennessee. Thao Le was erroneously spelled as Than Le in the prior deed of record. The United States District Court for the Middle District of Tennessee has since granted Thao Le a name change on October 24, 2003 to Lisa Thao Nguyen. Phuethinh Huu Nguyen (aka Phuc Thinh Huu Nguyen) died on June 10, 2012 leaving wife, Lisa Thao Nguyen and daughter Lisa Nguyen Le as his heirs at law according to Affidavit of Heirship recorded in Instrument Number 201808270084905 and 201808270084906, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 3837, page 823, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 6574 Marauder Circle, Nashville, TN 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 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 in 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.

LISA NGUYEN Date:_____
Lisa Thao Nguyen

Date:_____
Lisa Nguyen Le

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lisa Thao Nguyen and Lisa Nguyen Le, the within named Grantor(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, at office, this 27th day of August, 2018.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: NOV 08 2021

# 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)

