THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181018214** Karen Y Johnson Davidson County Batch# 164671 **DEEDWARR** 11/26/2018 09:43:39 AM 2 pgs Fees: $13.00 Taxes: $880.60 20181126-0115027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2018. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Dat T. Nguyen 1010 Seymour Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-05-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Rosolino and Brooke Rosolino, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dat T. Nguyen, married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Northerly 150 feet of Lot 57, as shown on the map entitled Stratton and Seymour's Addition to Edgefield, now East Nashville, of record in Plat Book 57, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the Southerly side of Seymour Avenue and runs back between parallel lines, 150 feet to an alley, which was established and shown on the Plan of record in Book 332, page 63, said Register's Office.

Being the same property conveyed to JUSTIN ROSOLINO and wife, BROOKE ROSOLINO, by deed from GEORGIA W. OSBORNE A/K/A GEORGIA OSBORNE, of record in Instrument No. 20170621-0062404 , dated June 14, 2017 , said Register's Office.

The execution of this instrument is effected by the signature of Justin Rosolino as Attorney-in-fact for Brooke Rosolino, which Power of Attorney is recorded in Instrument No 20181126-0115026 , said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County taxes for 2018, Map-Par. 083-05-0-024.00, $1,392.14, PAID

Matters shown on the Plan of record in Plat Book 57, page 23, said Register's Office.

This is improved property located at 1010 Seymour Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of November, 2018.

Justin Rosolino

Brooke Rosolino by Justin Rosolino as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Rosolino, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Rosolino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brooke Rosolino and that he is authorized by Brooke Rosolino to execute this instrument on her behalf.

WITNESS my hand, at office, this 21st day of November, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021