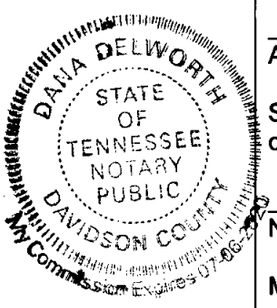
Karen Johnson Davidson County
Batch# 196218 DEEDWARR
02/19/2019 10:05:25 AM 2 pgs
Fees: $13.00 Taxes: $876.90

20190219-0014647



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2019.

Dana Delworth

Notary Public

My commission expires: 7/6/20

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-19-107

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amara Schweinberg	new owner	**114120A00400CO**
107 Stonecrest Drive		
Nashville, TN 37209		

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,

Vy Chau, unmarried and Hannah Nguyen unmarried, tenants in common with rights of survivorship

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

Amara R. Schweinberg , An Unmarried Woman

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 Unit No. 4, on the Plan of Stoneridge Townhomes, Phase 1, as shown on the plat of record in Exhibit E, of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vy Chau and Hannah Nguyen, tenants in common with rights of survivorship, by Warranty Deed from Steven M. Kines, married, dated November 7, 2014, of record in Instrument No. 20141113-0105013, corrected by Scrivener's Affidavit of record in Instrument No. 20150220-0014805, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 787, page 3, Instrument No. 20050510-0052716, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050804-0091479, said Register's OFfice.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 107 Stonecrest Drive, 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.

VC Date: 2/14/19
Vy Chau

Hannah Nguyen by Vy Chau Attorney in fact Date: 2/14/19
Hannah Nguyen
By: Vy Chau, Attorney In Fact

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Vy Chau, 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 14 day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Vy Chau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Hannah Nguyen and that he is authorized by Hannah Nguyen to execute this instrument on her behalf.

Witness my hand, at office, this 14 day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY