Karen Johnson Davidson County
Batch# 201663 DEEDWARR
03/04/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20190304-0019564

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF FEBRUARY, 2019..

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sebastian T Bui and Nguyet-Huong Thi Bui	SEND TAX BILLS TO: Owner at Property Address	MAP-PARCEL NUMBERS
(NAME) 1619 Elizabeth Road	(NAME)	06916005700
(ADDRESS) Nashville, Tn 37218	(ADDRESS)	
(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, I, **Brandie Christine Rochin, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sebastian T Bui, an unmarried man, and Nguyet-Huong Thi Bui, a married woman, as joint tenants** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE EASTERLY 62 FEET OF LOT NUMBER 3 ON THE PLAN OF J. J. HOLZAPFEL'S SUBDIVISION AT BORDEAUX, NOT OF RECORD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ELIZABETH ROAD, THE SOUTHWEST CORNER OF LOT NUMBER 2 CONVEYED TO W. E. HUDGINS AND WIFE, BY DEED FROM CHRISTINE H. RIGSBY ET VIR, OF RECORD IN BOOK 1879, PAGE 601, SAID REGISTER'S OFFICE; THENCE WITH HUDGINS' WESTERLY LINE NORTH 156.15 FEET TO A POINT; THENCE SOUTH 57 DEGREES 45 MINUTES WEST 62 FEET TO A POINT; THENCE SOUTH 156.15 FEET TO THE NORTHERLY MARGIN OF SAID ELIZABETH ROAD; THENCE ALONG SAID MARGIN EASTERLY 62 FEET TO THE BEGINNING.

Being the same property conveyed to Brandie Christine Rochin by virtue of that certain Special Warranty Deed dated April 17, 2017, and being of record at Instrument No. 20170419-0038252 in teh amount of $67,000.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that said property has been used for investment purposes only, and has never been used as a primary residence for her or our spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1619 Elizabeth Rd. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of February, 2019.

Brandie Christine Rochin

Brandie Christine Rochin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brandie Christine Rochin**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2019.

Ashlee D Page

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/22

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019