WARRANTY DEED

Karen Johnson Davidson County
Batch# 219256 **DEEDWARR**
04/17/2019 03:29:08 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20190417-0035479

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

THANH NGUYEN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liz Yen Lai and Thanh Van Nguyen	new Owner	
(NAME) 7208 Wild Apple Court	(NAME)	182120A10900CO
(ADDRESS) Antioch, TN 37013	(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, WE, **Dreamland Construction Company, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liz Yen Lai, a single woman and Thanh Van Nguyen, a single man, as joint tenants with rights of survivorship,** 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:

Being Lot Number 214, on Final Plat of Section 5, Apple Valley, according to plat and survey of record in Instrument Number 20060315-0029579, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dreamland Construction Company, LLC by virtue of that certain Warranty Deed dated February 14, 2018, and being of record at Instrument No. 20180214-0014674 and Scrivener's Affidavit at Instrument No. 20190318-0024357 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at 20060317-0030920; 20020724-0088784; 20091116-0105278; 20020724-0088782; and 20080812-0082767, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 7208 Wild Apple Ct. Nashville, TN 37013 unimproved _

(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-1208

Witness my hand this 13 day of April, 2019.

Dreamland Construction Company, LLC

Dina Azzam

By Dina Azzam, Authorized Member

STATE OF TN
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dina Azzam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Member of **Dreamland Construction Company, LLC**, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

WITNESS my hand and official seal at office this 13 day of April, 2019.

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/2022