STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Damon Mallard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF May 2019

Melissa Heavener
NOTARY PUBLIC

MELISSA HEAVENER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 18, 2019

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19040036

Address of New Owner
Long Ngoc Nguyen and Hong Mai Thi Ha Le
6425 Thunderbird Drive
Nashville, TN 37209

Send Tax Bills To:
~~Same~~
F&M Bank
221 Indian Lake Blvd.
Hendersonville, TN 37075

Tax Information:
090-16-0-260.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Ann Cripps Bishop, James Melvin Cripps, Suzi Cripps Stafford and John William Cripps,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Long Ngoc Nguyen and Hong Mai Thi Ha Le, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 554 on the Plan of Charlotte Park, Section VIII, as of record in Book 2900, Pages 45 and 46, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Thunderbird Drive, at the corner of Lots Nos. 553 and 554; thence with the line between said lots, southeasterly 125.4 feet to a point; thence southwesterly 121.7 feet to the northeasterly margin of Achievement Drive; thence with the margin of the same, northwesterly 99.3 feet to the beginning of a curve; thence around said curve, northerly 39 feet to the southeasterly margin of Thunderbird Drive; thence with the margin of the same, northeasterly 95.6 feet to the point of beginning.

Being the same property conveyed to Frieda W. Cripps by Warranty Deed from Donavon C. Smith and wife, Helen R. Smith, dated 08/25/1980 and recorded on 08/28/1980 at Book 5643, Page 750, Register's Office for Davidson County, Tennessee. The said Frieda W. Cripps, now known as Frieda L. Woodroof, having since died on or about July 6, 2018, property vested in Ann Cripps Bishop, James Melvin Cripps, John William Cripps and Suzi Cripps Stafford, according to the terms of her Last Will and Testament in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 18P1272.

Karen Johnson Davidson County
Batch# 230048 **DEEDWARR**
05/15/2019 09:11:20 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190515-0045630

This is property generally located:
6425 Thunderbird Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to

other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Ann Cripps Bishop, James Melvin Cripps, Suzi Cripps Stafford and John William Cripps** has/have caused this instrument to be executed, this the 3 day of May, 2019.

Ann Cripps Bishop

James Melvin Cripps

Suzi Cripps Stafford

John William Cripps

STATE OF TN
COUNTY OF Cleveland

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ann Cripps Bishop, James Melvin Cripps and Suzi Cripps Stafford,** 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.

This the 3 day of May, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN
COUNTY OF Cleveland

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John William Cripps,** 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.

This the 9 day of May, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY