PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 279660 DEEDWARR
09/03/2019 02:52:21 PM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20190903-0088665

W & I Ref: () Title No.: 60642
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dustin D. Huber 203 Bellevue Road Nashville, TN 37221	KS StateBank 9237 E Via De Ventura #210 Scottsdale, AZ 85258

TAX MAP PARCEL NUMBERS: 14200029400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$322,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linh Nguyen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dustin D. Huber,** hereinafter called the **Grantee**, Grantee's 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. 1 on the Plan of Hulan Heights of record in Book 6900, page 585, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Linh Nguyen by Special Warranty Deed from Citimortgage, Inc. dated September 14, 2018 and recorded on September 28, 2018, of record in Inst. No. 20180928-0096393, Register's Office for Davidson County, Tennessee.

Hongtien Nguyen, spouse of Linh Nguyen, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 585, said Register's Office, which Plan shows a 10 foot easment for public utility and drainage purposes along the northerly side line of said lot, a 20 foot easement for public utility and drainage purposes along the rear line of said lot, and a 20 foot sewer easement shown on Lot 2 of said Plan for service to said Lot 1; The right of way of the L&N Railroad lying to the rear of subject property.

This is improved property, known as 203 Bellevue Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29 day of August, 2019.

Linh Nguyen

Hongtien Nguyen

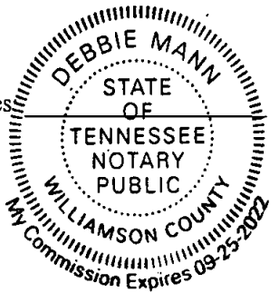
State of Tennessee

County of Davidson

On this 29th day of August, 2019, before me the undersigned authority, personally appeared Linh Nguyen and Hongtien Nguyen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $322,500.00.

Affiant

Sworn and subscribed before me this 30th day of August, 2019.

Notary

My Commission Expires:

