Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1358

Karen Johnson Davidson County
Batch# 295960 DEEDWARR
10/04/2019 08:56:20 AM 2 pgs
Fees: $13.00 Taxes: $1,296.85
20191004-0101533

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Le My Nguyen, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Cole Mayfield, single woman**, 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:

Being Lot No. 1, on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Le My Nguyen by Quitclaim Deed from Hai Hoang Nguyen, dated June 25, 2009, of record in Inst. No. 20090701-0061510, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6752 Sunnywood Drive, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 2nd day of October, 2019.

X Le My Nguyen
Le My Nguyen

State of Tennessee)
County of Davidson)

On this 2nd day of October, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Le My Nguyen, the bargainor(s), 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 Public

My Commission Expires: 10-3-20

KENNETH M. BALIEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~ Rutherford

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 350,500.00.

Deanne Baker
Affiant

Sworn and subscribed before me on this the 3rd day of October, 2019.

Hannah Kepley
Notary Public

My Commission Expires: 8.22.24

HANNAH KEPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-22-2021

NEW OWNER:
Mary Cole Mayfield
6752 Sunnywood Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Churchill Mortgage Corporation
761 Old Hickory Blvd. Ste. 400
Brentwood, TN 37027

TAX MAP-PARCEL #:
181-01-0B-136.00