Karen Johnson Davidson County
Batch# 297318 DEEDWARR
10/07/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191007-0102600

WARRANTY DEED

J-MN-19-2301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-16-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Myduy P. Nguyen and Hoai Quang Ho	CROSSCOUNTRY MORTGAGE, LLC	
(NAME)	(NAME)	**092 03 0 126.00**
2301 Alameda St.	6850 MILLER ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	BRECKSVILLE, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN LEGACY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYDUY P. NGUYEN, AN UNMARRIED WOMAN AND HOAI QUANG HO, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the MAP OF SUBDIVISION OF WEST PART OF LOT NO. 2 IN SUBDIVISION OF THE HARDING - LYTLE - TRACT, as of record in Book 974, Page 52, Register's Office for said County.

Said Lot No. 1 fronts 62 feet on the Southerly side of Alameda Street, and runs back 162.60 feet on the Westerly line and 181.5 feet on the Easterly line, with the Westerly margin of the right of way of the Tennessee Central Railroad, to an alley, measuring 139 feet thereon.

Being the same property conveyed to Southern Legacy Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anthony Edward Pedroncelli, unmarried, of record in Instrument No. 20180905-0087987, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018.

This conveyance is subject to:
- County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SUBDIVISION OF WEST PART OF LOT NO. 2 IN SUBDIVISION OF THE HARDING - LYTLE - TRACT, as recorded in Plat Book 974, Page(s) 52.

- Easement for Storm Sewer, recorded in Book 3839, Page 357.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2301 Alameda St., Nashville, Tennessee 37208.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF OCTOBER, 2019.

Southern Legacy Homes, LLC

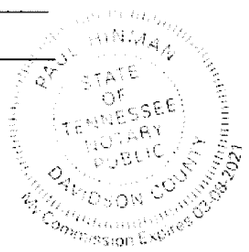
BY: _____
Callie Loewen
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE LOEWEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY of SOUTHERN LEGACY HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022