BOX #14

G#32775-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$367,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of January, 2020. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 349317 DEEDWARR
01/28/2020 09:14:21 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90
20200128-0009949

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andy Nguyen Dan	**"New Owner"**	**181 14 0 003 00**
614 Ashley Court		
Nashville, TN 37211		

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, WE,

Mark Matlock and wife, Alice Matlock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andy Nguyen Dan, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 7 on the Final Plat of Phase One, Bedford Forrest, of record in Book 9700, Page 771, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark Matlock and wife, Alice Matlock, by Warranty Deed dated February 27, 2007, from Christopher M. Kerney, unmarried, of record in Instrument No. 20070308-0028877, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 771, Register's Office for Davidson County, Tennessee (subject to a 100 year flood line);

2) Restrictive Covenants and Conditions of Bedford Forrest Subdivision of record in Book 11371, Page 111, Register's Office for Davidson County, Tennessee;

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 11371, Page 111, and in Book 11177, Page 411, Register's Office for Davidson County, Tennessee;

4) Subject to the flow of said creek running through said property; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **708 Waller Road, Brentwood, TN 37027**.

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 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.

Witness my/our hand(s) this **27th** day of **January, 2020.**

Mark Matlock

Mark Matlock

Alice Matlock

Alice Matlock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark Matlock and wife, Alice Matlock,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **January, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21