WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENN EXP. 11/24/07

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Son T. Nguyen	Son T. Nguyen	147-03A
(NAME) 2912 Blackwood Drive	(NAME) 2912 Blackwood Drive	84.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GLENN L. LAWRENCE, TRUSTEE U/A/D THE LAWRENCE JOINT REVOCABLE LIVING TRUST AGREEMENT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SON T. NGUYEN AND WIFE, NGOC DO** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit F-2, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Harding Place Condominium of record in Book 5200, page 571-572, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Glenn L. Lawrence and wife, Shirley H. Lawrence, Trustees U/A/D the Lawrence Joint Revocable Living Trust Agreement, by Quitclaim deed from Shirley H. Lawrence, individually, of record in Book 10248, page 28, Register's Office for Davidson County, Tennessee. Under said Trust, either Trustee has sole authority to convey trust property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 6081, page 872, Register's Office for Davidson County, Tennessee; (c) Master Deed and Bylaws of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee; and (d) all matters as set forth on the Plan of record in Plat Book 5200, Page 571-572, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Unit F-2, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 14th day of January, 2005.

Glenn L. Lawrence

Davidson County DEEDWARR
Recvd: 01/18/05 10:25 2 pgs
Fees:13.00 Taxes:98.05

20050118-0005834

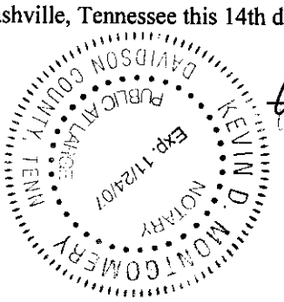
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Glenn L. Lawrence**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the trustee of the **Lawrence Joint Revocable Living Trust Agreement**, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustees of said trust.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2005.

Commission expires:



Notary Public