Davidson County DEEDWARR
Recvd: 06/20/06 10:40 2 pgs
Fees:13.00 Taxes:647.50

20060620-0073385

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2006.

Notary Public

My commission expires: 7/21/07

(AFFIX SEAL)

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-7543

DAVID C. KREMER JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thuong Linh Nguyen	**SAME AS NEW OWNER**	098050A10800co
5709 Chestnutwood Trail		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Philip G. Garrett, [redacted]

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

Thuong Linh Nguyen, Unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Philip G. Garrett, married, by Quitclaim Deed from Vicki L. Garrett, married, dated 10/14/04, of record in Instrument No. 200410250128085, Register's Office for Davidson County, TN.

Being the same property conveyed to Philip G. Garrett, unmarried by Ddivorce decree Filed December 7, 2004 for Davidson County, Docket No. 04D-2661

This is improved (XX) Unimproved (___) property, known as **5709 Chestnutwood Trail, Hermitage, TN 37076**

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 in unencumbered, unless otherwise herein set out; and we do further convenant 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 **26th** day of **May, 2006.**

Philip G. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Philip G. Garrett, ~~married~~**, 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, at office, this **26th** day of **May, 2006.**

David C. Kremer Jr.

Notary Public

My Commission Expires: 7/21/07

DAVID C. KREMER JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.