WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Williamson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 135,900.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF **September, 2006** MY COMMISSION EXPIRES: (AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

Affiant

Notary Public

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC

5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ti Van Nguyen	Same	**086-07-0A-006.00 CO**
(NAME) **1021 Bret Ridge Drive**	(NAME)	Davidson County DEEDWARR Recvd: 09/15/06 09:58 3 pg Fees:18.00 Taxes:502.83
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	20060915-0114440
(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, **Joseph Burton and Kimber Burton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ti Van Nguyen, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 6, PLAN OF BRET RIDGE, as shown on plat of record in Plat Book 6900, Page 121, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Burton and wife, Kimber Burton, tenants by the entirety, as recorded on the 29th day of November, 2001 at Instrument Number 20011129-0130883, said Register's office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property. known as **1021 Bret Ridge Drive, Hermitage, TN 37076**

(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **September, 2006**.

Joseph Burton

Kimber Burton by Joseph Burton her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Joseph Burton, whom I am personally acquainted and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11th day of September, 2006.

NOTARY

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of September, 2006, before me personally appeared Joseph P. Burton, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kimber Burton, and who acknowledged that he/she executed the same as the free act and deed of the said Kimber Burton, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book * , page , said Register's Office..
*20060915011439

Witness my hand and official seal this 11th day of September, 2006.

NOTARY

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006