Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070192

Davidson County DEEDWARR
Recvd: 05/02/07 12:43 2 pgs
Fees:13.00 Taxes:1184.00
20070502-0052484

Send Tax Bills To:
Minh Nguyen
5404 Brownstone Drive
Brentwood, TN 37027

New Owner is:
Minh Nguyen
5404 Brownstone Dr
Brentwood, TN 37027

MAP: 171-04-0A

PARCEL: 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Binh T. Nguyen and wife, Ly B. Du**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Minh Nguyen, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Williamson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5404 Brownstone Dr, Brentwood, TN 37027**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No 88 on the Plan of Section One, Brownstone, of record in Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Binh T. Nguyen from Donald L. Vanarsdale and wife, Lovel B. Vanarsdale by Deed, dated July 22, 2002 and recorded July 25, 2002,of record in Instrument Number 20020725-0089223, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

B. N. L. D
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of April, 2007.

GRANTOR(S):

BINH T. NGUYEN

LY B. DU

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Binh T. Nguyen and Ly B. Du**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 30th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____