WARRANTY DEED

FILE BOX 19B
07-09-016-KR

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of October, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DANNY VAN NGUYEN	New Owner	181-3-A-259.00CO
(NAME) 7269 Santeelah Way	(NAME)	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANNY VAN NGUYEN and HUE XUAN NGUYEN, husband and wife**, hereinafter called the Grantee(s), its successors 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. 68 , on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision- Cluster Lot Option of record in , Instrument No. 20060330-0035946, 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 part of the same property conveyed to First Cousins Properties, LLC , a Tennessee Limited Liability Company by Deed from SAF Properties, a Tennessee Partnership, of record in Instrument No. 20070315-0031809 , dated March 15, 2007, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed by Deed of record in Instrument No. 20041001-0118249, dated September 29, 2004, said Register's Office

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in Book 10752, Page 553 as amended in Instrument No. 2000072-0074152 and made applicable in 20060523-0060562, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 10/02/07 08:59 2 pgs
Fees:13.00 Taxes:953.86
20071002-0116959

BEING unimproved ☐
Improved ☒ property known as: 7269 Santeelah Way, Cane Ridge, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 1st day of October, 2007

FIRST COUSINS PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
BENJAMIN D. ZEITLIN, MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Benjamin D. Zeitlin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of **FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of October, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON