Davidson County DEEDWARR
Recvd: 04/01/08 12:53 2 pgs
Fees:13.00 Taxes:507.83
20080401-0032538

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080098

Send Tax Bills To:

New Owner

New Owner is:
Jason R. Culbreth
105 Paramint Dr.
Antioch, TN 37013

MAP: 162-03-0-220.00

PARCEL:

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, **Tuan Ken Nguyen, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason R. Culbreth and wife, Christen M. Culbreth**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Apache Hills, section 4, as of record in Plat Book 4460, Page 60, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Taun Ken Nguyen, married, by Special Warranty Deed from WM Speciality Mortgage LL, Without Recourse, a corporation organized and existing under the laws of the United States dated February 27, 2008, recorded 02/28/08, in Instrument # 20080228-0019853 , Register's Office for Davidson County, Tennessee.

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.

Improved property known as: **105 Paramint Dr., Antioch, TN 37013**

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.

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 29th day of February, 2008.

GRANTOR(S):

Tuan Ken Nguyen

TUAN KEN NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **TUAN KEN NGUYEN, MARRIED**, 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 29th day of February, 2008.

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

The actual consideration or value, whichever is greater, for this transfer is **$137,250.00**.

AFFIANT

SWORN TO and subscribed before me this the29th day of February, 2008.

PEGGY S. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09