WARRANTY DEED

Return TO:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
#6080373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) Margaret A. Mears NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Long T. Nguyen	Elite Home Loans	165-09A-42
(NAME)	(NAME)	
1856 Lakewood Village Drive	109 West Park Drive, Ste. 260	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, Tn 37027	
(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, Family Trust, GP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Long T. Nguyen, 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. 20 on the Plan of Lakewood Village, Section 2, of record in Instrument No. 20000215-0015148, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Family Trust, GP, by deed of record in Instrument No. 200712200146262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1856 Lakewood Village, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 09/04/08 10:55 2 pgs
Fees:13.00 Taxes:447.70

20080904-0090702

Witness my hand this 29th day of August, 2008.

Family Trust, GP

By: _____, Member of MCRI LLC
Phil Pustejovsky, member Partner of Family Trust, GP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid,personally appeared Phil Pustejovsky with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath , acknowledged himself to be the member of MCRI, LLC partner of Family Trust, G.P. a partnership and thathe as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as member.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2008.

Commission expires: 2-24-2009

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 02-24-2009 RUTHERFORD COUNTY

_____
Notary Public