BILL GARRETT, Davidson County
Trans: T20090042050 DEEDWARR
Recvd: 06/24/09 08:45 2 pgs
Fees: 13.00 Taxes: 1239.50
20090624-0058529

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09529

Send Tax Bills To:
Chieu Tran
3600 Hillsboro Pike
Nashville, TN 37215

New Owner is:
Chieu Tran
120 Brighton Close
Nashville, TN 37205

Map & Parcel: 104-13-0F-120.00

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, **Christopher L. Jarratt, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Chieu Tran and wife, Thuy Dao Tran**, 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 land located in Davidson County, Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee, being Unit No. 120, Phase 1B, on the Revised Site Plan, a Planned Unit Development, Brighton Close, Phase 1A, 1B, 1D and Phase II, as shown on plat of record in Plat Book 7900, page 136, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Christopher L. Jarratt, an unmarried person, by Warranty Deed from Mary Rachel Gwinn, unmarried, dated 8-29-03 and recorded 9-18-03 in Instrument No. 20030918-0138326, in the Register's Office of Davidson County, Tennessee.
>
> Property Address: **120 Brighton Close, Nashville, TN 37205**

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 Grantees 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 Grantees.

The Grantor does further covenant and bind himself and his 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 19th day of June, 2009.

CHRISTOPHER L. JARRATT

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christopher L. Jarratt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of June, 2009.

STATE OF TENNESSEE NOTARY PUBLIC CONNIE S. MADDEN WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**.

AFFIANT

SWORN TO and subscribed before me this 19th day of June, 2009.

STATE OF TENNESSEE NOTARY PUBLIC CONNIE S. MADDEN WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 12/23/12