BILL GARRETT, Davidson County
Trans:T20090068498 DEEDWARR
Recvd: 10/07/09 10:39 2 pgs
Fees:13.00 Taxes:241.24

20091007-0093360

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09852

Send Tax Bills To:
New Owner

New Owner is:
Ann Nguyen
7440 Reagan Rd
Antioch TN 37013

Map & Parcel: 134-13-0-024.00

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, **Ernesto Rangel-Trevino and wife, Maria M. Rangel-Trevino, (formerly known as Maria M. Rangel)** hereinafter referred to as Grantors, hve bargained and sold, and by these presents do transfer and convey unto the said **Ann Nguyen**, hereinafter referred to as Grantee, her 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:

Being Lot No. 89 on the Plan of Kenilworth Estates, of record in Book 2900, Page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 70.0 feet on the southerly margin of Penfield Drive and extends back 173.0 feet on the easterly line and 137.1 feet on the westerly line to a dead line in the rear measuring 70.0 feet thereon.

Being the same property conveyed to Ernest Rangel-Trevino, married and Maria M. Rangel, unmarried, by Warranty Deed from Horace J. Holland and wife, Jean Burton Holland, dated 3/22/00, and recorded on 4/4/00 in Instrument No. 20000404-0033722, Register's Office for Davidson County, Tennessee.

Property Address: **289 Penfield Drive, Nashville, TN 37211**

E.R.T. M.M.R.
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, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantors are 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Grantors do 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 25th day of September, 2009.

GRANTOR(S):

ERNESTO R-T

ERNESTO RANGEL-TREVINO

Maria M. Rangel

MARIA M. RANGEL-TREVINO

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ernesto Rangel-Trevino and Maria M. Rangel-Trevino**, 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 25th day of September, 2009.

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires:
Gloria M. Jackson

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,200.00.

Maria M. Rangel.

ERNESTO R-T

AFFIANT

SWORN TO and subscribed before me this 25th day of September, 2009.

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires:
Gloria M. Jackson

My Commission Expires MAR. 4, 2013