BILL GARRETT, Davidson County
Trans:T20090076495 DEEDWARR
Recvd: 11/09/09 13:43 2 pgs
Fees:13.00 Taxes:212.75
20091109-0103569

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of November, 2009, by and between Sandy K Garwood, married, party of the first part, and Quynh Nguyen and Phuoc Le, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13-A, Zone Division of Lots 13, 15, 16, 20 & 22, of Section 3 and Lot 9 and 10 of Section One, Seven Oaks Estates, as of record in Book 6250, Page 413, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Sandy K. Garwood, by virtue of that certain Warranty Deed dated March 29, 1996, at Book 10002, Page 192 in the Register's Office of Davidson County, Tennessee.

* seller warrants that this property is not her primary residence *

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6439, Page 266 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sandy K. Garwood
Sandy K Garwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sandy K Garwood, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 2009.

Notary Public

MARIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Quynh Nguyen and Phuoc Le
3145 Barksdale Harbor Drive
Nashville, TN 37214

Tax Parcel No 12013007000

Property Address: 1105 Tara Ann Court
Nashville, TN 37217

MAIL TAX
BILLS TO: Quynh Nguyen & Phuoc Le
3145 Barksdale Harbor Drive
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $57,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of November, 2009.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY