BILL GARRETT, Davidson County
Trans:T20100003656 DEEDWARR
Recvd: 01/20/10 09:16 2 pgs
Fees:13.00 Taxes:416.25
20100120-0004624

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW10015

Send Tax Bills To:
New Owner

New Owner is:
Trinh Dinh Nguyen
289 Penfield Drive
Nashville, TN 37211

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, **Ann Nguyen, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Trinh Dinh Nguyen and Hong Thi Pham**, hereinafter referred to as Grantee, their 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 Ann Nguyen from Ernest Rangel-Trevino and wife, Maria M. Rangel-Trevino (formerly known as Maria M. Rangel) by Warranty Deed dated September 25, 2009 and recorded October 7, 2009 in Instrument No. 20091007-0093360, Register's Office for Davidson County.

This is not the primary residence of Grantor, therefore spouse does not have to join herein.

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

AN
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 Grantees, 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 herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of January, 2010.

Ann Nguyen
ANN NGUYEN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ann Nguyen** , 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 18th day of January, 2010.

WILLIAMSON COUNTY
CONNIE S. MADDEN
STATE OF TENNESSEE
NOTARY PUBLIC

Connie Madden
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 **$112,500.00**.

Rita Barba
AFFIANT

SWORN TO and subscribed before me this 18th day of January, 2010.

WILLIAMSON COUNTY
CONNIE S. MADDEN
STATE OF TENNESSEE
NOTARY PUBLIC

Connie Madden
NOTARY PUBLIC
My commission expires: 12/23/12