BILL GARRETT, Davidson County
Trans:T20100059711 DEEDWARR
Recvd: 09/22/10 13:04 2 pgs
Fees:13.00 Taxes:503.20
20100922-0075418

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010373

Send Tax Bills To:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

New Owner is:
Nam Hong Tran
Liem Van Tran
Phung Le
5101 Linbar Drive D-109
Nashville, TN 37211

MAP: 134-09-0

PARCEL: 082.00

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, **David W. Kelley and Khristal R. Kelley, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nam Hong Tran, an unmarried man and Liem V. Tran and Phung T. Le, husband and wife, All as Joint Tenants**, 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:

Property Address: **3924 Eckhart Drive, Nashville, TN 37211**

Being Lot No. 67 on the Plan of Woodlands Hills, Phase One, of record in Plat Book 6900, pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David W. Kelley and Khristal R. Kelley, husband and wife, by Warranty Deed from Gary Neal Bryant and wife, Joy A. Bryant, dated 6-9-04 and recorded 7-9-04 in Instrument No. 20040709-0081689, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 6900, pages 666-669; and Declaration of Covenants, Conditions and Restrictions of record in Book 7632, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DWK KRK
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, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee 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 Grantee.

The Grantor does 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 15th day of September, 2010.

GRANTOR(S):

David W. Kelley

DAVID W. KELLEY

Khristal R. Kelley

KHRISTAL R. KELLEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David W. Kelley and Khristal R. Kelley**, 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 15th day of September, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$136,000.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of September, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: