This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010441

BILL GARRETT, Davidson County
Trans:T20100069075 DEEDWARR
Recvd: 11/01/10 13:36 2 pgs
Fees:13.00 Taxes:332.63
20101101-0087229

Send Tax Bills To:
Flagstar Bank
5154 Corporate Dr.
Troy, MI. 48098

New Owner is:
Paul Kevin Tynes Ellis
675 Harding Road Apt. R6
Nashville, TN 37211

MAP: 162-01-0E

PARCEL: 020.00

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, **Liem T. Nguyen and wife Linh T. Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paul Kevin Tynes Ellis, an unmarried man**, 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: **522 Park Court, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Park Court, a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 967, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Liem T. Nguyen and wife, Linh T. Nguyen by Quitclaim Deed from Quang D. Nguyen and wife, Huong N. Nguyen, dated 5/24/06 and recorded 6/7/06 in Instrument Number 20060607-0067593; and the same property previously conveyed to Quang D. Nguyen and wife, Huong N. Nguyen by Warranty Deed from Michael Nguyen and wife, Rachel Mai Train, dated 10/21/04 and recorded 11/5/04 in Instrument Number 20041105-0133896, 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.

LN TL
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 28th day of October, 2010.

GRANTOR(S):

LIEM T. NGUYEN

LINH T. NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Liem T. Nguyen and wife Linh T. 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 28th day of October, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$89,900.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of October, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13