11-1-005

BILL GARRETT, Davidson County
Trans:T20110006777 DEEDWARR
Recvd: 02/02/11 12:49 2 pgs
Fees:13.00 Taxes:666.00
20110202-0009357

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

# WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of January, 2011 by and between **Christopher William Duncan and Chantelle D. Duncan husband and wife**, hereinafter referred to as GRANTOR, and **Quy Hiep Nguyen and Thi Xuan Dung Ly**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 141 on the Plan of Phase One 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 200501050001853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to the following:

All matters appearing on the plan of Phase One 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 200501050001853,Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 11069, page 14, Register's Office for said County.

Homeowners Association Charter of record in Book 11069, page 6, Register's Office for said County.

By-Laws of record in Book 11069, page 24, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument 200403050025147, Register's Office for said County.

Being the same property conveyed to Christopher William Duncan and Chantelle D. Duncan, Husband and Wife, by Warranty Deed from Yazdian Construction, Inc., dated March 16, 2006, recorded April 18, 2006, of record in Instrument 200604180044406, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 7620 Mint Leaf Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Christopher William Duncan

Chantelle D. Duncan

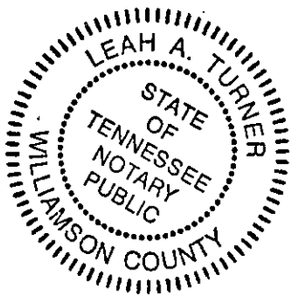
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Christopher William Duncan and Chantelle D. Duncan, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of January, 2011.

Notary Public

My Commission Expires: ~~October~~ October 28, 2012




Name and Address of Property Owner:
Quy Hiep Nguyen and Thi Xuan Dung Ly
7308 Campton Road
Nashville, TN 37211

**Send Tax Statements to**:
Quy Hiep Nguyen
7308 Campton Road
Nashville, TN 37211

Map & parcel 181.01-0B-115.00-CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

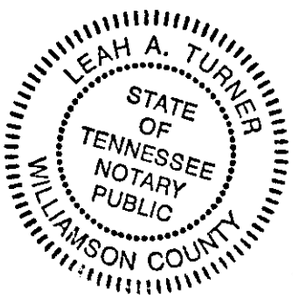
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $180,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of January, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012




RETURN TO:

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3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

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