Return to: John T. Cook, P.C.
23201-3

Box 14A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $231,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2011.

Notary Public
My commission expires:

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-1104-47343

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Matthew Minh Duong | U.S. Bank Home Mortgage | 181-01-0-A |
| | P.O. Box 20005 | 185.00CO |
| 7049 Sugarplum Road | Owensboro, KY 42304 | |
| Nashville TN 37211 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clifton Gallon, III and wife, Nichelle R. Gallon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Minh Duong and Kim Cuong Nguyen, Husband and Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Sugar Valley, Section 5, as of record in Instrument No. 20001204-0118880, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clifton Gallon, III and wife, Nichelle R. Gallon, by deed from Yazdian Construction, Inc., a Tennessee corporation, dated June 3, 2002, recorded June 6, 2002, of record in Instrument No. 20020606-0069152, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7049 Sugarplum Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110034178 DEEDWARR
Recvd: 06/08/11 08:36 2 pgs
Fees:13.00 Taxes:854.70
20110608-0043754

WITNESS my hand this 3 day of June, 2011.

X Clifton Gallon, III

X Nichelle R. Gallon

STATE OF Michigan
COUNTY OF Ingham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clifton Gallon, III and Nichelle R. Gallon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 3 day of June, 2011.

Notary Public

My Commission expires
March 15, 2017

MARINA LEE KITCHEN
NOTARY PUBLIC - MICHIGAN
INGHAM COUNTY
ACTING IN THE COUNTY OF EATON
MY COMMISSION EXPIRES MARCH 15, 2017

