(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11340

BILL GARRETT, Davidson County
Trans:T20110039502 DEEDWARR
Recvd: 07/01/11 09:38 2 pgs
Fees:13.00 Taxes:443.63
20110701-0050426

Send Tax Bills To:
New Owner

New Owner is:
Michael David Smith
108 Hickory Park Lane
Antioch, TN 37013

MAP: 163-13-0-002.00
PARCEL:

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**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael David Smith**, 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: **108 Hickory Park Lane, Antioch, TN 37013**

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

Land in Davidson County, Tennessee, being Lot Number 11 on the Plan of Bell Trace, Section One, of record in Plat Book 5210, page 36, 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 Ann Nguyen from Federal National Mortgage Association by Warranty Deed dated November 10, 2010 and recorded November 12, 2010 in Instrument No. 20101112-0090688, Register's Office for Davidson County. Ann Nguyen is joined by her husband, Ken Nguyen, to convey his marital interest in this property.

an by KNB, OEF
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 29th day of June, 2011.

GRANTOR(S):

Ann Nguyen
by Michele Bodden, attorney in fact
ANN NGUYEN

Ken Nguyen
by Michele Bodden, attorney in fact
KEN NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michele Bodden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. **Michele Bodden** who upon oath acknowledged that she holds a valid power of attorney executed by **Ann Nguyen and Ken Nguyen**, and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in ~~Record Book~~ //////, ~~Page~~ //////, of the said Register's Office of Davidson County, Tennessee.

Instrument No. 201107010050425

Witness my hand and seal on this the 29th day of June, 2011.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$119,900.00**.

Melissa Hoover
AFFIANT

SWORN TO and subscribed before me this 29th day of June, 2011.

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Ashley S. Heath
NOTARY PUBLIC
My commission expires: March 18, 2014