Prepared by:
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BILL GARRETT, Davidson County
Trans:T20110076095 DEEDWARR
Recvd: 12/02/11 10:23 2 pgs
Fees:13.00 Taxes:551.30
20111202-0094001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 30 day of November 2011.

Notary Public
My commission expires: 7/3/12

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Nancy Luong | ~~Primary Residential Mortgage~~ | 126150B17100CO |
| 7008 Lexington Point Dr. | New Owner | |
| Nashville TN 37221 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michelle C. Young an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Nancy Mee Yin Luong hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Lexington Point Subdivision, Section One, as of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Michelle C. Young, unmarried by deed dated July 17, 2001 from Beazer Homes Corp., d/b/a Phillips Builders of record in Instrument No. 20010724-0078620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Lexington Point Subdivision, Section One, of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Instrument No. 20001018-0103445 and amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee 4) Charter of Lexington Point

Homeowner's association of record in Instrument No. 20001020-0104424 5) Bylaws for Lexington Point Homeowners Association of record in Instrument No. 20001020-0104428

This property is improved property known as 7008 Lexington Point Dr., Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 30 day of November, 2011.

Michelle A. Young by Jackie Moore atty in fact
Michelle C. Young, by Jackie Moore
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of November, 2011, before me personally appeared Jackie Moore to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle C. Young acknowledged that such person executed the same as the free act and deed of Michelle C. Young.

Notary Public

My Commission expires 2/23/15

FILE NO: 06956

Amy Cross Nance
State of Tennessee Notary Public
Williamson County