Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
11-0173HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of December, 2011

Notary Public
Commission Expires: 10-23-12

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mai Tu Thi Ha Le 6705 Upton Lane Nashville, TN 37209	F&M Bank 100 Bluegrass Commons Blvd., Suite 100 Hendersonville, TN 37075	102-07-0-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Willard R. Holland, Trustee of the Willard R. Holland Trust dated June 24, 2008

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mai Tu Thi Ha Le and Hoa Thanh Nguyen, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 45 on the Plan of Section 26, Charlotte Park, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 45 fronts 80 feet on the northerly side of Upton Lane and extends back 113.37 feet on the westerly line and 105 feet on the easterly line to a dead line in the rear, which is a broken line, on which hit measures 107.58 feet.

BEING the same property conveyed to Willard R. Holland, Trustee of the Willard R. Holland Trust dated June 24, 2008, by Quitclaim Deed from Willard R. Holland, dated 6/24/08 and recorded 8/18/08 in Instrument No. 20080818-0084469, and corrected by Quitclaim Deed of Correction dated 10/5/09 and recorded 10/9/09 in Instrument No. 20091009-0094092; and being the same property previously conveyed to Willard R. Holland, Sr., by Warranty Deed from Julia Pasteur and husband, Richard L. Lawhorn, dated 11/28/03 and recorded 12/3/03 in Instrument No. 20031203-0173637, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6705 Upton Lane, Nashville, TN 37209.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good

BILL GARRETT, Davidson County
Trans:T20110079516 DEEDWARR
Recvd: 12/15/11 14:17 2 pgs
Fees:13.00 Taxes:407.00
20111215-0097878

right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of December, 2011.

WR Holland, TTEE

Willard R. Holland, Trustee of the Willard R. Holland Trust dated June 24, 2008

STATE OF GA.

COUNTY OF CHATHAM

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Willard R. Holland Trustee of the Willard R. Holland Trust dated June 24, 2008 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at 1014 CSWY 3140, DES, this 10 day of December20011.

Notary Public
My commission expires: Sept 8, 2011

(Notary Seal)

KATHERINE C. HORTON
NOTARY PUBLIC
Exp. Sept. 08, 2015
CHATHAM COUNTY, GA