# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Linh To
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Linh To | Fifth Third Mortgage Company | Parcel ID: |
| 4855 Jonquil Dr. | 5001 Kingsley Drive; MD 1MOBS2 | 13316016800 |
| Nashville, TN 37211 | Cincinnati, OH 45227 | |

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, we

**Alex P. King, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Linh To and wife, Thuy Hien Thi Tran**

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:

BEING Lot No. 1, on the Plan of Welch Meadows, Section One, of record in Book 3700, Page 34, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

BEING the same property conveyed to Alex P. King by Quitclaim Deed from Sheila Moore King, of record in Instrument 20110906-0068766, dated August 30, 2011, Register's Office for said County. See also previous deed from Clarence L. Peacher and Dorothy N. Peacher to Alex P. King and Sheila King of record in Instrument 20060705-0079680, dated June 30, 2006, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3042, Page 54; Book 3942, Page 54; Book 4441, Page 18, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 34, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 4855 Jonquil Dr., 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 28th day of December, 2011.

Alex P. King
Alex P. King

BILL GARRETT, Davidson County
Trans:T20110082316 DEEDWARR
Recvd: 12/29/11 09:17 2 pgs
Fees:13.00 Taxes:370.00

20111229-0101621

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex P. King, 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 official seal at Nashville, Tennessee, this 28th day of December, 2011.

My Commission Expires: 11/7/15

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.