BILL GARRETT, Davidson County
Trans:T20120021344 DEEDWARR
Recvd: 03/23/12 14:06 2 pgs
Fees:13.00 Taxes:492.10
20120323-0025027

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2012.

Notary Public: Gregory D. Vadner

My Commission Expires: 06/24/2015

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Thanh Tran 476 Paragon Mills Road Nashville, TN 37211	Thanh Tran 476 Paragon Mills Road Nashville, TN 37211	133-11-O-067.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Harry Nguyen and wife, Thuylam Tran, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thanh Tran, married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Valley View Meadows, Section One, of record in Book 3500, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 80 feet on the northwesterly margin of Paragon Mills Road and runs back between lines 132.70 feet on the southwesterly line and 131.44 feet on the northeasterly line to a dead line in the rear measuring 81.18 feet.

Being the same property conveyed to Harry Nguyen by Warranty Deed from Joseph William Edwards and wife, Rubye Dreaden Edwards, dated December 14, 2007 and recorded December 26, 2007 in Instrument Number 20071226-0147089, Register's Office for Davidson County, Tennessee.
Thuylam Tran joins in this conveyance, as the spouse of Harry Nguyen, to convey any and all marital interest, homestead rights, and any other interest she may claim in said property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2012 and subsequent years.
Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3500, Page 69, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 3706, Page 385 and Book 3708, Page 162, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 476 Paragon Mills 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 16th day of March, 2012.

Harry Nguyen

Thuylam Tran

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 Harry Nguyen and Thuylam Tran, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of March, 2012.

Commission Expires: 06/24/15

Notary Public: Gregory D. Vadner

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075