BILL GARRETT, Davidson County
Trans:T20120055789 DEEDWARR
Recvd: 07/30/12 13:48 2 pgs
Fees:13.00 Taxes:451.03

20120730-0066971

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0635

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of July, 2012

Notary Public
Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Billy Van Duong 2815 Druid Drive Nashville, TN 37210	NEW OWNER	119-10-0-086.00

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,

Sarkaut Taro and Bayan Taro

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

Billy Van Duong

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. 67, on the Plan of Hidden Acres Subdivision, as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 67 fronts 73 feet on the southerly side of Druid Drive and runs back 225 feet on the easterly line and 248 feet on the westerly line to a line in the rear which measures 118 feet thereon.

BEING the same property conveyed to Sarkaut Taro and wife, Bayan Taro, by Warranty Deed from Leland D. Watts, married, dated 7/6/05 and recorded 7/7/05 in Instrument No. 20050707-0078314, Register's Office for 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: 2815 Druid Drive, Nashville, TN 37210.

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 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 24th day of July, 2012.

Sarkaut Taro
By: Attorney in Fact.

Bayan Taro
By: Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of July, 2012, before me personally appeared Shivan Othman Zubair to me known to be the person who executed the foregoing instrument in behalf of Sarkaut Taro & Bayan Taro as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Sarkaut Taro and Bayan Taro.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of July, 2012

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY