THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1457

BILL GARRETT, Davidson County
Trans:T20120060861 DEEDWARR
Recvd: 08/15/12 11:54 2 pgs
Fees:13.00 Taxes:1387.50
20120815-0073043

Property Address:
104 Portsmouth Cove, Brentwood, TN 37027
171-8-C-26

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kim Nhu Thi Pham**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Paul Richards and Mary Richards**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of ~~Williamson~~** DAVIDSON, State of Tennessee, to-wit:

BEING LOT NO. 26 ON THE PLAN OF WILLIAMSBURG AT BRENTWOOD, SECTION TWO, A Planned Unit Development, as shown by Plat Book 9700, Page 692, Register's Office for Williamson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Xuan Dinh Tran, dated December 13, 2010, and recorded January 18, 2011, in the Register of Deeds for the County of ~~Williamson~~ DAVIDSON, as Document No. 20110118-0004847.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 10th day of August, 2012.

_____{Seal}
Kim Nhu Thi Pham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 10th day of August, 2012, before me the undersigned officer, personally appeared Kim Nhu Thi Pham, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires July 7, 2014

_____
Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Kim Nhu Thi Pham

Grantees' Name, Address, Phone:
Paul Richards and Mary Richards
104 Portsmouth Cove
Brentwood, Tn. 37027

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $375,000.00

Subscribed and sworn before me this the 10th day of August, 2012.

_____
Affiant

(Affix Seal) DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

_____
Notary Public