WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120070701 DEEDWARR
Recvd: 09/19/12 14:29 2 pgs
Fees:13.00 Taxes:980.50
20120919-0085226

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TAMIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Long N. Nguyen	New Penn Financial, LLC	128030b05200co
(NAME)	(NAME)	
705 Briksberry Court	4000 Chemical Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Kathleen Blair Willoughby Revocable Living Trust created on August 8, 2006 with Kathleen Blair and Willoughby, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Long N. Nguyen and Hong Mai Le, husband and wife, 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. 52, on the Plan of SECTION TWO WILLIAMSPORT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 705, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Kathleen Blair Willoughby Revocable Living Trust created on August 8, 2006 with Kathleen Blair Willoughby, Trustee, by Quitclaim Deed from Kathleen Blair Willoughby of record in Instrument No. 20070426-0050063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 705 Briksberry Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 18th day of September, 2012.

The Kathleen Blair Willoughby Revocable Living Trust
created on August 8, 2006

By: Kathleen Blair Willoughby, Trustee
Kathleen Blair Willoughby, Trustee

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen Blair Willoughby with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Kathleen Blair Willoughby Revocable Living Trust created on August 8, 2006 and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 18th day of September, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013