Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 19 day of October, 2012.

Deborah K. Devine, Notary Public
My commission expires: 11/07/12

07-1209-84944

Address of New Owner:	Send Tax Bills to:	Tax Information
Qui Van Nguyen	SunTrust Mortgage	135-10-0-C-117
3241 Grace Crest Point	901 Semmes Avenue	
Nashville TN 37217	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yvonne Williams, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Qui Van Nguyen and wife, Xuan Chau Nguyen, hereinafter called the Grantees, their successors 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. 97 on the Final Plat of Ransom Park, Section Five of record in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to James Williams, Sr. and wife, Yvonne Williams by deed from Fischer & Ford Group, LLC, dated June 4, 2007, recorded June 4, 2007 in Instrument No. 20070604-0066228, Register's Office for Davidson County, Tennessee. James Williams, Sr. died on April 8, 2010 leaving Yvonne Williams as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3241 Grace Crest Point, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120080285 DEEDWARR
Recvd: 10/23/12 09:59 2 pgs
Fees:13.00 Taxes:469.90
20121023-0096907

WITNESS my hand this 19 day of October, 2012.

Yvonne Williams

STATE OF MD
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yvonne Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in office, this 19th day of October, 2012.

Notary Public

My Commission expires 4/11/2015

CARMEN E. BARNES
Notary Public
Prince George's County
Maryland
My Commission Expires April 11, 2015