G#24516-2
Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BOX #14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2012.

Notary Public
My commission expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans: T20120095028 DEEDWARR
Recvd: 12/17/12 08:13 5 pgs
Fees: 28.00 Taxes: 381.10
20121217-0115620

03-1209-37878

Address of New Owner:	Send Tax Bills to:	Tax Information
Ky V. Nguyen & Thu T. Cao	SunTrust Mortgage, Inc.	128-10-0-036.00
600 Williamsport Ct	P. O. Box 79041	
Nashville TN 37221	Baltimore, MD 21279-0041	

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, David T. Henkel in his capacity as Personal Representative of the Estate of Augustine J. Henkel, deceased and individually, Eric Henkel, Stephen Henkel and Karen Henkel Golden, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ky V. Nguyen and Thu T. Cao, husband and wife, 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. 25 on the Plan of Stacy Square, Section 2, as of record in Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Augustine J. Henkel and wife, Norma E. Henkel, by Warranty Deed dated September 17, 1970, from Raymond H. Roberts and wife, Mattie Louise Roberts, of record in Book 4472, Page 65, Register's Office for Davidson County, Tennessee. The said Augustine J. Henkel and wife, Norma E. Henkel, both having since died. The said Norma E. Henkel predeceased Augustine J. Henkel on April 19, 1976. The said Augustine J. Henkel having died September 13, 2011, intestate. The said Augustine J. Henkel left David T. Henkel, Eric Henkel, Stephen Henkel, and Karen Henkel Golden, surviving heirs at law, as determined by an Affidavit of Heirship, of record in Instrument No. 20121217011561 9, said Register's Office. See also Docket No. 11P-1817, Office of the Davidson County Probate Court Clerk for Intestate Administration.

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 612 Hicks Road, Nashville, TN 37221.

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.

WITNESS my hand this 26th day of Nov., 2012.

David T. Henkel

David T. Henkel in his capacity as
Personal Representative of the Estate
of Augustine J. Henkel, deceased
and individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David T. Henkel in his capacity as Personal Representative of the Estate of Augustine J. Henkel, deceased and individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand, this 26 day of NOVEMBER, 2012.

Johnathan Thompson
NOTARY PUBLIC
State of TENNESSEE at Large

My Commission expires: June 21, 2016

JOHNATHAN THOMPSON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 26 day of NOV, 2012.

Eric Henkel

STATE OF Florida
COUNTY OF St. Johns

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

Witness my hand, this 26 day of NOV, 2012.

NOTARY PUBLIC
State of Florida at Large

My Commission expires: 10/7/14

M. BRETT DUNCAN
Notary Public - State of Florida
My Comm. Expires Oct 7, 2014
Commission # EE 1436
Bonded Through National Notary Assn.

WITNESS my hand this 27th day of November, 2012.

Stephen Henkel

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand, this 27th day of November, 2012.

NOTARY PUBLIC
State of Tennessee at Large

My Commission expires: September 27th, 2015

RUSSELL ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires September 27, 2015

WITNESS my hand this 28 day of November, 2012.

Karen Henkel Golden

STATE OF TN
COUNTY OF Wilson

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

Witness my hand, this 28 day of Nov, 2012.

NOTARY PUBLIC
State of TN at Large

My Commission expires: July 19 2016

AUSTIN DEAN WINSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY