This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121624

BILL GARRETT, Davidson County
Trans:T20120097154 DEEDWARR
Recvd: 12/19/12 14:52 2 pgs
Fees:13.00 Taxes:433.27
20121219-0117084

Send Tax Bills To:
Kevin So
3929 West Valley Drive
Nashville, TN 37211

New Owner is:
Kevin So
3929 West Valley Drive
Nashville, TN 37211

MAP: 148-09-0

PARCEL: 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kenneth Nguyen and Ann Nguyen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin So**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3929 West Valley Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the Reserved parcel located on the western right-of-way of West Valley Drive adjacent to Lot Number 18 on the Plan of Locustwood, Section Four, as of record in Plat Book 2330, Page 137 and amended in Book 7827, Page 446, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ann Nguyen, by Special Warranty Deed from Federal National Mortgage Association, dated 7/6/12 and recorded 7/16/12 in Instrument No. 20120716-0062130, in the Register's Office of Davidson County, Tennessee.

KN, AN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of December, 2012.

GRANTOR(S):

KENNETH NGUYEN

ANN NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kenneth Nguyen and Ann Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of December, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$117,100.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of December, 2012.

NOTARY PUBLIC
My commission expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013