WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hank Huu Huynh	New Owner	12810002100
(NAME)	(NAME)	
761 Cedarcrest Dr.	761 Cedarcrest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209	Nashville TN 37209	
(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, David B. McCuiston and C. Stephen Smith as Co-Trustee of The Mary E. McCuiston Revocable Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hank Huu Huynh and wife, Khue Le, 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Stacy Square, Section two, as of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 68 fronts 69.00 feet on the westerly margin of Stallion Drive and extends back 137.6 feet on the southerly line and 135.4 feet on the northerly line to a line in the rear, on which it measures 86.87 feet thereon.

Being the same property conveyed to The Mary E. McCuiston Revocable Trust, by deed of record in Book 9543, Page 502, Register's Office for Davidson County, Tennessee. The original Trustee of the said The Mary E. McCuiston Revocable Trust was Mary E McCuiston who died on January 9, 2011 leaving David B. McCuiston and C. Stephen Smith as Co-Trustee.

Subject to all matters as shown on Plan of Stacy Square of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4265, Page 777 and Book 4379, Page 833, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7948 Stallion Drive, 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.

BILL GARRETT, Davidson County
Trans:T20130030972 DEEDWARR
Recvd: 04/16/13 10:27 2 pgs
Fees:13.00 Taxes:370.00

20130416-0037616

Witness my hand this 12th day of April, 2013.

The Mary E. McCuiston Revocable Trust

By: David B. McCuiston, Co-Trustee

Its: David B. McCuiston, Co-Trustee

The Mary E. McCuiston Revocable Trust

By: C. Stephen Smith, Co-Trustee

Its: C. Stephen Smith, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David B. McCuiston and C. Stephen Smith, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of The Mary E. McCuiston Revocable Trust and that they as such Co-Trustee of The Mary E. McCuiston Revocable Trust executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of April, 2013.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public