BILL GARRETT, Davidson County
Trans:T20130087530 DEEDWARR
Recvd: 10/09/13 14:30 2 pgs
Fees:13.00 Taxes:310.80
20131009-0106179

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2013

Notary Public
Commission Expires: 3-3-15

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Sarkaut Taro<br>323 Josam Drive<br>Nashville, TN 37211 | New Owner | 134-14-0-021.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Lena Anh Do f/k/a/ Nga Do and husband, Leon Le f/k/a Le Trieu**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sarkaut Taro and Bayan Taro**

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. 41 on the Plan of Luna Heights, Section 3, of record in Book 2900, Page 138, 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 Nga Do and husband, Le Trieu, by Warranty Deed from Mary Alice Scruggs, unmarried, dated 1/28/04 and recorded 2/3/04 in Instrument No. 20040203-0012772, in the Register's Office of Davidson County, Tennessee. The said Nga Do is now known as Lena Anh Do pursuant to Petition for Name Change recorded 3/11/10 in Instrument No. 20100311-0018801, said Register's Office; and the said Le Trieu is now known as Leon Le pursuant to Petition for Name Change recorded 3/11/10 in Instrument No. 20100311-0018802, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 323 Josam Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2013.

Lena Anh Do

Leon Le

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lena Anh Do and husband, Leon Le** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of October, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)