RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN143907

BILL GARRETT, Davidson County
Trans:T20140013852 DEEDWARR
Recvd: 02/27/14 14:10 2 pgs
Fees:13.00 Taxes:636.40
20140227-0017072

WARRANTY DEED

RETURN TO:
BANKERS TITLE
3310 West End Ave., Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2014.

NOTARY PUBLIC

My commission expires: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Letho T. Nguyen and Brian L. Dinh 7277 Charlotte Pike #209 Nashville, TN, 37209	New Owner	114-08-0-C-093.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GEORGE E. BLANK, A SINGLE PERSON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **LETHO T. NGUYEN, UNMARRIED, AND BRIAN L. DINH, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 90 on the Plan of West Park, Phase 2, filed as Exhibit "B" and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property as conveyed to GEORGE E. BLANK, a single person by Warranty Deed from William E. Blank and wife, Ivonne G. Blank, dated February 26, 2010, recorded March 15, 2010 at Instrument Number 20100315-0019361, Register's Office for Davidson County, Tennessee.

The property address of the herein described real estate is believed to be 7277 Charlotte

Pike, Unit 209, Nashville, Davidson County, Tennessee, 37209 and is shown on all tax records as same, but such addresses' are not part of the legal description of the subject property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21 day of February, 2014.

GEORGE E. BLANK

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, George E. Blank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of February, 2014.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Printed Notary Name

My commission expires: 12/23/2014