STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF May, 2014.

NOTARY PUBLIC

My Commission expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14040041

Address of New Owner
Lam T. Nguyen and Bao H. Nguyen, husband and wife
255 Colt Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
128-10-0-197.00

BILL GARRETT, Davidson County
Trans:T20140034208 DEEDWARR
Recvd: 05/16/14 09:54 2 pgs
Fees:13.00 Taxes:427.35

20140516-0042108

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Emily B. Barnett, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Lam T. Nguyen and Bao H. Nguyen, husband and wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4-A, as shown on the map entitled Zone Lot Division of Lots 3 & 4, Section 5-B, Stacy Square, of record in Plat Book 6250, page 234, which amends Plat Book 5210, page 236, 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 EMILY B. BARNETT, by deed from JOHN H. PARKS AND WIFE, KYRA PARKS, of record as Instrument No. 20111026-0083369, dated October 20, 2011, said Register's Office.

This is improved property generally located:
255 Colt Drive, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5210, page 236, as amended in Plat Book 6250, page 234, said Register's Office.

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. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Emily B. Barnett** has caused this instrument to be executed, this the _____ day of _____, 2014.

Emily B Barnett

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Emily B. Barnett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 13 day of May, 2014.

My commission Expires: 8-13-14

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066