RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222
Phone: 5802-632-2277
File No.: RB140861

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2014 NOTARY PUBLIC My commission expires: 1/25/15

BILL GARRETT, Davidson County
Trans:T20140056468 DEEDWARR
Recvd: 08/04/14 10:45 2 pgs
Fees:13.00 Taxes:991.60
20140804-0069529

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
William D. Hill and Deborah S. Hill 4511 Northridge Circle Crestwood, KY 40014	Same address as new owner	172-05-0B-088.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Eight Thousand and 00/100 Dollars ($268,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **HA TRAN AND BRYAN TRAN**, wife and husband, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM D. HILL AND DEBORAH S. HILL**, husband and wife, 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 all of Lot No. 20, on the plat of Final Plat of Sterling Oaks, PHASE II, as shown by plat appearing of record in Plat Book 11190, Page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.
>
> Being the same property conveyed to Ha Tran and Bryan Tran by Warranty Deed from Scott Fraser Bain and wife, Cassandra Molchan Bain, dated November 25, 2002, recorded December 5, 2002 in Instrument No. 20021205-0150036, in the Register's Office of Davidson County, Tennessee.

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 they are lawfully seized and possessed of said real estate; that they 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 the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their 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 9th day of July, 2014.

Ha Tran
HA TRAN GRANTOR

BRYAN TRAN GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ha Tran and Bryan Tran, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of July, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

This Instrument Prepared By:
Lee B. Harris
Lee B. Harris - Attorney at Law
Limestone Title and Escrow, LLC
320 Whittington Pkwy. #108
Louisville, KY 40222
(502) 632-2277

After Recording Return To:
Limestone Title & Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222