This Instrument Was Prepared By:
Fred C. Dance
Attorney At Law
234 First Avenue South
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/10/15 14:41 3 pgs
Fees:18.00 Taxes:490.25
20150210-0012401

Send Tax Bills To:

Hai Tran
2826 Mashburn Road
Nashville, Tennessee 37210

New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Hai Tran **2826 Mashburn Road** **Nashville, Tennessee 37210**	**Same**	**Map 119-11** **Parcel 78**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,500.00 dollars.

Affiant

Subscribed and sworn to before me on this 10th day of February, 2015.

Notary Public

EXP. 5-24-2017

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we Randall E. Grisham, and Renea S. Grisham Jones, hereinafter called the Grantors, have bargained and sold, and by these presents does hereby transfer and convey unto Hai Tran and wife, Huong Sinh, hereinafter called the Grantees, certain property in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the east margin of Mashburn Road, at the corner of Lots 96 and 97; thence with the line between said lots, easterly 165 feet to a point, a corner of Lot 98; thence with the line between Lots Nos. 97 and 98, southerly 110.9 feet to the north margin of Thompson Lane; thence with the margin of said Lane, westerly 153.5 feet to the beginning of a curve; thence around said curve, northwesterly 39.9 feet to the east margin of Mashburn

Road; thence with the margin of the same, northerly 91.5 feet to the beginning.

Being the same property conveyed to Amon W. Grisham and wife Thelma C. Grisham, by deed from Amon W. Grisham, as of record in Book 4172, page 155, Register's Office, Davidson County, Tennessee. Amon W. Grisham having since died. The said Thelma C. Grisham having died after the death of Amon W. Grisham. The said Thelma C. Grisham left a Will. Her Will is probated in the Seventh Circuit Court of Davidson County, Tennessee, under Docket No.: 14P-260. Said Will leaves the above described real property to the only children of Thelma C. Grisham, those being the Grantors, Randall E. Grisham and Renea S. Grisham Jones.

This is improved property known as 2826 Mashburn Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; property taxes for 2015 are assumed by the Grantees, and Grantors do further covenant and bind their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hands this 10th day of February, 2015.

GRANTOR:

Randall E. Grisham

Randall E. Grisham

Personally appeared before me, Randall E. Grisham, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 10th day of February, 2015.

JULIE COLEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-24-17

GRANTOR:

Renea S. Grisham Jones

Renea S. Grisham Jones

Personally appeared before me, Renea S. Grisham, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 10th day of February, 2015.

Notary Public

My Commission Expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.