NEW OWNER:

Minh Nghiem
Juan C. Arrogo
429 Hampstead S.
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0818

Map 149 Group 01-0-B Parcel 091.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150075467 DEEDWARR
Recvd: 09/03/15 15:16 2 pgs
Fees:13.00 Taxes:610.50
20150903-0090119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars** (**$165,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **THE LEE IRA AND LILA DEAN BRUCKNER REVOCABLE LIVING TRUST, DATED JUNE 12, 2000** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MINH NGHIEM AND JUAN C. ARROGO, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 248 on the Plan of Piccadilly Square, Phase III, and of record in Plat Book 6250, Page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Lee Ira and Lila Dean Bruckner Revocable Living Trust dated June 12, 2000, Lee Ira and Lila Dean Bruckner, Trustees, by Quitclaim Deed from Lee Ira and Lila Dean Bruckner, dated June 12, 2000, and of record in Instrument No. 200006150059787, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Book 7915, Page 47.

This is IMPROVED property known as 429 Hampstead South, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **August, 2015**.

THE LEE IRA AND LILA DEAN BRUCKNER REVOCABLE LIVING TRUST, DATED JUNE 12, 2000

Lila Dean Bruckner

BY: LILA DEAN BRUCKNER, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LILA DEAN BRUCKNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **August, 2015**.

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **165,000.00** .

Lisa Carnes

AFFIANT

Sworn to and subscribed to before me this 31st. day of **August, 2015**.

Linda J. Ott

LINDA OTT NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: 12-18-17