~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156612

Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150091740 DEEDWARR
Recvd: 10/28/15 09:47 2 pgs
Fees: 13.00 Taxes: 939.80
20151028-0109556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015.

NOTARY PUBLIC

My commission expires: 11-3-15

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
David Arthur Grodi and Kathey Grodi 7208 Autumn Crossing Way Brentwood, TN 37027	F & M Bank 10 Cadillac Drive, Ste. 100 Brentwood, TN 37027	181 10 0A 228.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Four Thousand and 00/100 Dollars ($254,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THANH LE KIM AND SPOUSE, VO N. NGO**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID ARTHUR GRODI AND KATHEY GRODI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot Number 709 on the Plan of Final Plat, Phase Seven, Autumn Oaks Subdivision, as shown on Plat of record in Instrument Number 20050725-0086194, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thanh Le Kim, an unmarried woman, and Cay T. Huynh, an unmarried woman, by Deed dated May 25, 2006 and recorded May 31, 2006, of record in Instrument Number 20060531-0063919, in the Register's Office of Davidson County, Tennessee; and THEREAFTER being the same property conveyed to Thanh Le Kim, married, by Deed dated September 9, 2013 and recorded September 12, 2013, of record in Instrument Number 20130912-0096282, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 7208 Autumn Crossing Way, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the 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 Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of October, 2015.

THANH LE KIM

VO N. NGO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thanh Le Kim and Vo N. Ngo, 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 23rd day of October, 2015.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18