This instrument prepared by and return to:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 152135TN

BILL GARRETT, Davidson County
Trans:T20150104760 DEEDWARR
Recvd: 12/11/15 10:14 4 pgs
Fees:23.00 Taxes:429.20
20151211-0124754

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Khanh Nguyen	**New Owner**	
2012 Green Timber		**150-5-99.00**
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Lanning Dean, as Trustee of the Peggy Lanning Dean Living Trust, established by the Revocable Living Trust Agreement of Peggy Lanning Dean** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Khanh Nguyen,** Married hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A"

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Peggy Lanning Dean, as Trustee of the Peggy Lanning Dean Living Trust, established by the Revocable Living Trust Agreement of Peggy Lanning Dean** doescovenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

*AND **Peggy Lanning Dean, as Trustee of the Peggy Lanning Dean Living Trust,***

established by the Revocable Living Trust Agreement of Peggy Lanning Dean *does further covenant and bind her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.*

This is property is known as: **441 Owendale Drive , Antioch, TN 37013**.

Executed on this 20th day of November. 2015.

Peggy Lanning Dean as Trustee of the Peggy Lanning Dean Living Trust Established by the Revocable Living Trust agreement of Peggy Lanning Dean

Peggy Lanning Dean, as Trustee Of the Peggy Lanning Dean Living Trust, Established by the Revocable Living Trust Agreement Of Peggy Lanning Dean

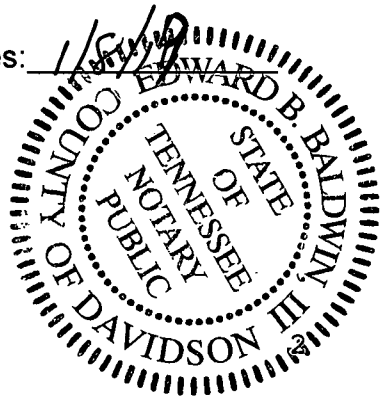
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Peggy Lanning Dean, as Trustee of the Peggy Lanning Dean Living Trust, Established by the Revocable Living Trust Agreement of Peggy Lanning Dean**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** is the Trustee of the Peggy Lanning Dean Living Trust and she executed, the within instrument for the purposes therein contained by signing with property authority, as the Trustee for **the Peggy Lanning Dean Living Trust, Established by the Revocable Living Trust Agreement of Peggy Lanning Dean**.

Witness my hand this 20th day of November, 2015.

Notary Public

My Commission Expires: 1/5/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of November, 2015.

Notary Public

My Commission Expires: 1/8/19

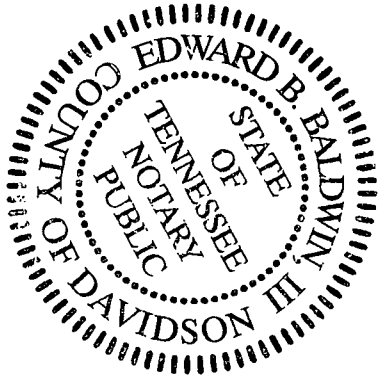


Exhibit "A"

Land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 330 on the Plan of Cherry Hills, Section III, as of record in Book 4175, page 59, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Peggy Lanning Dean, as Trustee of Peggy Lanning Dean Living Trust, established by the Revocable Trust Agreement of Peggy Lanning Dean, by Warranty Deed from Peggy Lanning Dean, dated 03/01/10 and recorded 03/18/10, Instrument Number 201003180020260, said Register's Office