BILL GARRETT, Davidson County
Trans:T20150105293 DEEDWARR
Recvd: 12/14/15 12:45 2 pgs
Fees:13.00 Taxes:606.80
20151214-0125411

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Crystal Bay, LLC
2912 Blackwood Drive
Nashville, TN 37214

SEND TAX BILL TO:
Crystal Bay, LLC
P.O. Box 7215
Spreckels, CA 93962

MAP/PARCEL 108-04-0A-055.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nuthi Ton Huyenva, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Crystal Bay, LLC,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of First Revision, Villages of Larchwood, Phase II, Section I (Formerly Section One-A) of record in Plat Book 9700, Page 597, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Son H. Don and Nuthi Ton Huyenvan by Warranty deed from Leon Sharber, Trustee of record in Book 11256, page 957, Register's Office for Davidson County, Tennessee, dated December 7, 1998 and recorded on December 17, 1998.

Son H. Do, having since died on September 25, 2012, said property vested to Nuthi Ton Huyenva, by operation of law as the surviving tenant of the entireties

This is improved property known as: **2912 Blackwood Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 597, and restrictions in Book

10715, page 162, amended in Book 10940, Page 499, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of December, 2015.

Nuthi Ton Huyenvan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nuthi Ton Huyenvan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of December, 2015.

NOTARY PUBLIC

BEVERLY A. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-01-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of December, 2015.

NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires NOV. 5, 2018

My Commission Expires:

File No: 158903

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066