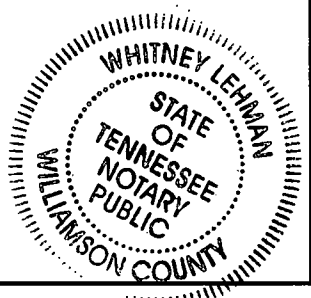
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 2-29-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thu T. Cao	Thu T. Cao	15602004200
(NAME)	(NAME)	
600 Williamsport Court	600 Williamsport Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James William Long and Cherrill V. Long, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thu T. Cao and Ky V. Nguyen, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 378 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, said Register's Office.

Said Lot No. 378 fronts 91.7 feet on the easterly side of Harpeth Bend Drive and extends back 194.3 feet on the northerly line and 192.4 feet on the southerly line to a deed line and measures 88 feet thereon.

Being same property conveyed to James William Long and Cherrill V. Long, Husband and Wife, by Quitclaim Deed from M. Lucille Long, dated on August 7, 1998, of record in Book 11164, Page 459, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 751 Harpeth Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160026608 DEEDWARR
Recvd: 04/01/16 14:26 2 pgs
Fees:13.00 Taxes:736.30

20160401-0031195

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 30th day of March, 2016.

James William Long

Cherrill V. Long

State of Tennessee
County of Williamson

Personally appeared before me James William Long and Cherrill V. Long, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11074

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017