WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058926 DEEDWARR
Recvd: 07/11/16 13:34 2 pgs
Fees: 13.00 Taxes: 1021.20
20160711-0070754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$276,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/2017
(AFFIX SEAL)

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LIEM T. CAO	LIEM T CAO / Kim TRUONG	
KIM LIEN T. TRUONG		**128-10-249.00**
(NAME) **7816 DAN KESTNER COURT**	(NAME) 6 Will AVE Lawrenceburg	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) TN 38464	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMILY KATHRYN HAYDEN, NOW KNOWN AS EMILY NEWTON AND HUSBAND, ADAM NEWTON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIEM T. CAO AND WIFE, KIM LIEN T. TRUONG** 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:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of First Revision Meade Vue Subdivision, of record in Book 9700, page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Kathryn Hayden, a single woman, by Warranty Deed from Vasundhara Varthakavi, dated May 9, 2011, recorded May 11, 2011, in Instrument Number 20110511-0036093, Register's Office for Davison County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7816 Dan Kestner Court** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37221** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2016 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 9700, page 58, said Register's Office and (c) Restrictions of record in Book 746, page 462, said Register's Office.

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.

Adam Newton, spouse of Emily Newton formerly known as Emily Kathryn Hayden, joins in this conveyance to transfer any and all rights he may hold in the subject property.

Witness my hand this 8th day of July, 2016.

Emily Newton f/k/a Emily Kathryn Hayden

Adam Newton

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Emily Newton formerly known as Emily Kathryn Hayden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2016.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Adam Newton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

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PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public