THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160084500 DEEDWARR
Recvd: 09/26/16 14:50 2 pgs
Fees:13.00 Taxes:880.60
20160926-0101423

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kanzie Nguyen 273 Glenstone Circle Brentwood, TN 37027	Kanzie Nguyen 1813 Eaves Court Nolensville. TN 37135	171-02-0A-060.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JIMMY RAY MCBRIDE, as Trustee of the Jimmy Ray McBride Revocable Living Trust dated May 4, 2005**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **KANZIE NGUYEN, MARRIED**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 60 on the Condominium Site Plan of Phase 3B, Brentwood Villa, a Horizontal Property Regime, of record in Book 6900, page 4, as amended in Book 6900, page 329, Register's Office for said County, to which poan reference is hereby made for a more complete
description thereof.

Being the same property conveyed to Jim R. McBride by deed from Mary Beth Hambrick, an unmarried person of record in Instrument No. 20000929-0096694, filed on 09-29-00, and further conveyed to Jimmy Ray McBride by Quitclaim Deed from Victoria Killian McBride of record in Instrument No. 20020920-0115144, filed on 09-20-02, and further conveyed to Jimmy R. McBride Revocable Living Trust dated May 4, 2005 by Quit Claim Deed from Jimmy Ray McBride of record in Instrument No. 20050601-0061759, filed on 06-01-05, and further conveyed to Jimmy Ray McBride Revocable Living Trust dated May 4, 2005, by Quitclaim Deed, from Jimmy R. McBride, of record in instrument # 20050629-0074728, Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded June 29, 2005.

This is improved property known as **273 Glenstone Circle, Brentwood, Tennessee 37027 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **20th** day of **September**, **2016**:

Jimmy Ray McBride Revocable Living Trust
dated May 4, 2005

Jimmy Ray McBride TRUSTEE
Jimmy Ray McBride, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JIMMY RAY MCBRIDE**, TRUSTEE the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of September, 2016.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $238,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON