This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16736

BILL GARRETT, Davidson County
Trans:T20160096126 DEEDWARR
Recvd: 10/31/16 14:17 2 pgs
Fees:13.00 Taxes:1263.55
20161031-0114933

Chapman and Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Send Tax Bills To:
Keith C. Stanton
P.O. Box 682594
Franklin, TN 37068

New Owner is:
Keith C. Stanton
412 Carphilly Court
Brentwood, TN 37027

MAP: 172-05-0B

PARCEL: 143.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Minh Nguyen and Quynhthu Nguyen, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Keith C. Stanton and Janice Lea Stanton, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **412 Carphilly Court, Brentwood, TN 37027**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Final Plat for Sterling Oaks, Phase III, as of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Minh Nguyen and Quynhthu Nguyen, husband and wife, by Warranty Deed from Michael Brody-Waite, single, dated 5/26/09 and recorded 6/3/09 in Instrument No. 20090603-0051397, Register's Office for Davidson County, Tennessee.

MN QN
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of October, 2016.

GRANTOR(S):

MINH NGUYEN

QUYNHTHU NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Minh Nguyen and Quynhthu Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of October, 2016.

MARGARET MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$341,500.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of October, 2016.

NOTARY PUBLIC
My commission expires:_____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018