This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Bill Garrett Davidson County
Batch# 259 DEEDWARR
09/11/2017 03:53:52 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20170911-0093092

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DUANE O. THEXTON AND THANHHUONG L. THEXTON, TRUSTEES OF THE THEXTON FAMILY TRUST**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THANHDANH NGOC NGUYEN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 97, ON THE PLAN OF HICKORY VIEW, SECTION 3, AS OF RECORD IN BOOK 6250, PAGE 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DUANE O THEXTON AND WIFE, THANHUONG THEXTON, TRUSTEES OF THE THEXTON FAMILY TRUST, BY WARRANTY DEED FROM THE SECRETARY OF VETERANS AFFAIRS, DATED OCTOBER 3, 1997, OF RECORD IN BOOK 10645, PAGE 185, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 5401 ASHLAWN DR, NASHVILLE, TN 37211, AND IS DESIGNATED AS MAP AND PARCEL NO. 162 10 0 213.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of September, 2017.

DUANE O. THEXTON AND THANHHUONG L. THEXTON, TRUSTEES OF THE THEXTON FAMILY TRUST

BY: Duane O. Thexton, Trustee
Duane O. Thexton, Trustee

BY: Thanhhuong Thexton, Trustee
Thanhhuong L. Thexton, Trustee

STATE OF Montana
COUNTY OF Gallatin

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Duane O. Thexton and Thanhhuong L. Thexton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a Trustee's of The Thexton Family Trust, the within name bargainor, a Trust, and that they, as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of the Trust.

DONE at offices in Bozeman (City), Montana (State), on this the 5th day of September, 2017.

NOTARY PUBLIC
My commission expires: May 08, 2021

JENNIFER R JAMES
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 08, 2021

STATE OF Montana
COUNTY OF ~~Bozeman~~ Gallatin

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.**

Duane O. Thexton
Affiant

Subscribed and sworn to before me, this the 5th day of September, 2017.

NOTARY PUBLIC
My commission expires: May 08, 2021

JENNIFER R JAMES
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 08, 2021

Address New Owner(s) as follows:
THANHDANH NGOC NGUYEN
1065 LOMITA BLVD, SPC #109
HARBOR CITY, TN 90710

Send Tax Bills To:
New Owners

Map and Parcel Number(s):162 10 0 213.00