RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912623

Karen Johnson Davidson County
Batch# 301996 DEEDWARR
10/17/2019 08:57:53 AM 2 pgs
Fees: $13.00 Taxes: $823.25

20191017-0106341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION OR VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $222,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liem Thanh Nguyen Vo 5408 Country Drive Nashville, TN 37211	Same address as new owner	162-05-0-131.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars ($222,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THANG HUNG AND YAWNG THEIN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LIEM THANH NGUYEN VO**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Section 2, Hickory Valley Subdivision of record in Plat Book 4175, Page 158, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Thang Hung and Yawng Thein, husband and wife, by Warranty Deed from Estelene DeBolt, Trustee of the Revocable Living Trust of Estelene DeBolt dated November 3, 2014, dated 11/21/2014 and recorded in Instrument No. 20141124-0108025, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of October, 2019.

THANG HUNG

YAWNG THEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thang Hung and wife, Yawng Thein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of October, 2019.

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 6/6/21