THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071942** PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $526,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2009. Notary Public My Commission Expires: 11/7/12

WARRANTY DEED

Address New Owner: Pinh Trieu 7277 Charlotte Pike, Unit 313 Nashville TN 37209	Send Tax Bills To: Tennessee Bank & Trust 9000 Carothers Parkway Franklin, TN 37067	Tax Information: Tax Parcel ID No. 131120H00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis Douglass and wife, Shelby Douglass** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pinh Trieu, a married man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF BILTMORE II TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BILTMORE II TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20061222-0158544, AS AMENDED IN INSTRUMENT #20070831-0105024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF BILTMORE II TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20061222-0158544 AS AMENDED IN INSTRUMENT #20070831-0105024, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM GEW INVESTMENTS, G.P., A TENNESSEE GENERAL PARTNERSHIP TO TRAVIS DOUGLASS AND WIFE, SHELBY DOUGLASS AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070906-0107044, CORRECTED AT INSTRUMENT NO. 20070906-0107046 AND WARRANTY DEED FROM KENNETH M. HARRIS AND FRANCIS S. HARRIS, TRUSTEES OF THE HARRIS FAMILY TRUST TO GEW INVESTMENTS, G.P., A TENNESSEE GENERAL PARTNERSHIP AS RECORDED ON THE 5TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060605-0065828, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. See also Deed of Correction in Instr. #20090806-0073890, R.O.D.C. Tenn. Power of Attorney of record in Instrument #20090806-0073891.

BILL GARRETT, Davidson County
Trans: T20090053569 DEEDWARR
Recvd: 08/06/09 11:16 2 pgs
Fees: 13.00 Taxes: 1946.20

20090806-0073892

This is improved property located at 1106 Biltmore Dr. A Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2009.

Travis Douglass by Shelby Douglas, his attorney-in-fact

Shelby Douglass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelby Douglass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelby Douglass,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Travis Douglass,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County