Return To:

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090710

BILL GARRETT, Davidson County
Trans:T20090081992 DEEDWARR
Recvd: 12/03/09 13:35 2 pgs
Fees:13.00 Taxes:832.50
20091203-0110930

Send Tax Bills To:
Tam D.Le
7201 Sugarloaf Drive
Nashville, TN 37211

New Owner is:
Tam D. Le, et al
7201 Sugarloaf Drive
Nashville, TN 37211

MAP: 181-01-0A

PARCEL: 089.00

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, **Phuong Ha and wife, Nam Van Luong**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tam D. Le and wife, Thanh T. Nguyen and Phong D. Le, unmarried, and Phu D. Le, unmarried, and Quy D. Le, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Sugar Valley, Section Three, a Planned Unit Development, of record in Instrument Number 20000410-0035743, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Phuong Ha and wife, Nam Van Luong by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 4/7/02 and recorded 4/10/02 in Instrument Number 20020410-0044414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **7201 Sugarloaf Drive, Nashville, TN 37211**

LN – P.H

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 the 30 day of November, 2009.

GRANTOR(S):

Phuong Ha

PHUONG HA

NAM VAN LUONG

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **PHUONG HA AND NAM VAN LUONG**, 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 this the 30 day of November, 2009.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission Expires: January 23, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 30 day of November, 2009.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: January 23, 2010