This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. H090502

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Send Tax Bills To:
New Owner

BILL GARRETT, Davidson County
Trans:T20090084649 DEEDWARR
Recvd: 12/16/09 09:44 2 pgs
Fees:13.00 Taxes:388.50
20091216-0114427

New Owner is:
Ruth Yamileth Lopez
3824 Eckhart Drive
Nashville, TN 37211

MAP: 133-12-0

PARCEL: 275.00

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, **Nghi Van Le and wife Trinh Vo**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ruth Yamileth Lopez**, an unmarried woman, 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:

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

Being Lot No. 88 on the Plan of The Revision of Lots 80-93, Greenwood Hills, Section Four, of record in Plat Book 4955, page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nghi Van Le and wife, Trinh Vo, by Warranty Deed from Ted Eugene Branner and wife, Andrea Branner, dated 4-30-97 and recorded 5-2-97 in Book 10439, page 768, in the Register's Office of 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: **3824 Eckhart Drive, Nashville, TN 37211**

TL
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 3rd day of December, 2009.

GRANTOR(S):

Steven Le

NGHI VAN LE

TRINH VO

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **NGHI VAN LE AND WIFE TRINH VO**, 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~~ 3rd day of December, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 29, 2013 My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 3rd day of December, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 29, 2013

My commission expires: 7-29-13