BILL GARRETT, Davidson County
Trans:T20100023867 DEEDWARR
Recvd: 04/22/10 09:29 2 pgs
Fees:13.00 Taxes:636.40
20100422-0030359

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
H010053

Send Tax Bills To:
Peoples Home Equity
213 Ward Cir
Ste 201
Brentwood, TN 37027

New Owner is:
Cumhur Gozmeral
Nevin Gozmeral
7701 Poplar Ridge
Nashville, TN 37221

MAP: 141-06-0A

PARCEL: 001.00

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, **Lan Thi Nguyen and Hoi Nguyen, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cumhur Gozmeral and Nevin Gozmeral, husband and wife**, 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:

Property Address: **7701 Poplar Ridge, Nashville, TN 37221**

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

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revised Section I, Poplar Ridge, a Planned Unit Development, of record in Plat Book 7900, page 206 and Surveyor's Certificate of Correction of record in Book 8292, page 973, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed from Roy M. Morris and wife, Lisa A. Morris, dated 6/6/95 and recorded 6/12/95 in Book 9698, page 539, said Register's Office.

Being the same property conveyed to Lan Thi Nguyen and Hoi Nguyen, wife and husband, by Warranty Deed from Roy M. Morris and Lisa A. Morris, husband and wife, dated 4/26/06 and recorded 4/28/06 in Instrument Number 20060428-0048691, 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.

LTN HW
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 16th day of April, 2010.

GRANTOR(S):

LAN THI NGUYEN

HOI NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lan Thi Nguyen and Hoi Nguyen**, 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 16th day of April, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00**.

AFFIANT

SWORN TO and subscribed before me this 16th day of April, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13