THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29896-12-2010** File Box 9B	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 30th day of December, 2010. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tony Trieu 1106 Biltmore Drive, #A Nashville, TN 37204	Tennessee Bank & Trust 9000 Carothers Parkway Franklin, TN 37067	Map and Parcel No.: 131 120 H 00200 CO

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, **Pinh Trieu**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tony Trieu** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1106 Biltmore Drive, #A, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS IS NOT NOW, NOR HAS IT EVER BEEN, THE MARITAL RESIDENCE OF THE GRANTOR.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of December, 2010.

Pinh Trieu

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Pinh Trieu**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2010.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110000255 DEEDWARR
Recvd: 01/03/11 11:23 2 pgs
Fees:13.00 Taxes:1946.20

20110103-0000354

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Biltmore II Townhomes, a horizontal property regime established by Declaration recorded in Instrument No. 20061222-0158544, amended in Instrument No. 20070831-0105024, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Pinh Trieu, a married man, by deed dated August 5, 2009, from Travis Douglass and wife, Shelby Douglass, of record in Instrument No. 20090806-0073892, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 1380, page 225, Register's Office for Davidson, County, Tennessee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Biltmore II Townhomes, of record in Instrument No. 20061222-0158544, amended in Instrument No. 20070831-0105024, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 103, Register's Office for Davidson County, Tennessee.
4. Easement for sewer line of record in Book 999, page 523, Register's Office for Davidson County, Tennessee.