# QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF DECEMBER, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-TRANQCD

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Kim Nhu Thi Pham | Same | M: 171-08-0-C, P:026CO |
| 104 Portsmouth Cove | | |
| Brentwood TN, TN 370-27 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**XUAN DINH TRAN,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**KIM NHU THI PHAM**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 104 Portsmouth Cove, Brentwood TN, TN 37027

Witness my hand on this 13th day of Decemeber, 2010.

Xuan Dinh Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Xuan Dinh Tran the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Xuan Dinh Tran executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of December, 2010

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20110003469 DEEDQC
Recvd: 01/18/11 14:49 2 pgs
Fees:12.00 Taxes:0.00
20110118-0004847

11-TRANQCD

## EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Williamsburg at Brentwood, Section Two, A Planned Unit Development, as of record in Plat Book 9700, page 692, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Xuan Dinh Tran, and wife, Kim Nhu Thi Pham from Randall Phillips Homes, LLC, a Tennessee Liability Company by deed of record in Deed Instrument number 199912210305822, Register's Office for said County.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

* No title search was performed in the preparation of this instrument. All information used in the preparation of the instrument was provided by the Grantor and Grantee herein.