BILL GARRETT, Davidson County
Trans:T20110024938 DEEDWARR
Recvd: 04/28/11 09:05 2 pgs
Fees:13.00 Taxes:444.00
20110428-0032418

Prepared by:
Nicole D. Lamm, Attorney at Law
Bennett & Scarlett
303 North Walnut Street
Murfreesboro, TN 37130

Return to:
Walnut Street Title Services, LLC
303 North Walnut Street
Murfreesboro, TN 37130

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Donna Scarlett**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Hue Kim Le, Tuoi Van Le, and Dinh Thi Quach,** as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 70, SECTION 26, CHARLOTTE PARK, as shown on plat of record in Plat Book 3700, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to FIRST PARTY herein by deed recorded on the 8th day of January, 2010 of record in Instrument No. 20100108-0002049, in the Register's Office of Davidson County, Tennessee.
>
> Same description as prior deed.
>
> Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.
>
> Tax Parcel Identification No. 10207007000. Improved property known as 6600 Beacon Lane, Nashville, Tennessee 37219.
>
> This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized

and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY and other matters of record; covenants, Conditions and Restrictions as recorded in Book 4065, Page 67 and Book 4142, Page 166, Register's Office of Davidson County, Tennessee; and restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 26, CHARLOTTE PARK, as recorded in Plat Book 3700, Page(s) 91, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25th day of April, 2011.

Donna Scarlett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, Donna Scarlett, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2011.

My commission expires:
12/20/2011

Notary Public

NICOLE D. LAMM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - RUTHERFORD COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 120,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2011.

My commission expires:
12/20/2011

Notary Public

NICOLE D. LAMM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Hue Kim Li, Tuoi Van Le, and Quach Thi Dinh

3107 Foxon Avenue

San Francisco, CA 94112

PERSON(S) RESPONSIBLE FOR TAXES:

SAME