RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: KY120932

BILL GARRETT, Davidson County,
Trans:T20120026756 DEEDWARR
Recvd: 04/12/12 12:23 2 pgs
Fees:13.00 Taxes:721.50
20120412-0031349

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Pui Fung Chan 114 Acklen Park Dr. #7 Nashville, TN 37203	Same address as new owner	104020B007.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($195,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LORI T. NGUYEN AND HUSBAND, HOA DONG, BY AND THROUGH THEIR LAWFUL ATTORNEY-IN-FACT, ELIZABETH DONG AND CAROLINE LAI, UNMARRIED,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ALFRED PUI FUNG CHAN, SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Unit 7, KINGSTON PLACE HOMEOWNERS ASSOCIATION, INC., as established under Master Deed of record in Book 6423, Page 353, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Lori T. Nguyen and husband, Hoa Dong, Caroline Lai, unmarried, by Warranty Deed from Ian McClure, dated 6/2/2008, recorded 6/11/2008, of record in Instrument # 20080611-0060389, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 114 Acklen Park Dr. #7, Nashville, TN 37203.

This conveyance is made subject to all matters as shown on Master Deed of record in Book 6423, Page 353; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 6th day of April, 2012.

Lori T. Nguyen by Elizabeth Dong, Her Attorney-In-Fact

LORI T. NGUYEN BY ELIZABETH DONG, HER ATTORNEY-IN-FACT

Hoa Dong by Elizabeth Dong, His Attorney-In-Fact

HOA DONG BY ELIZABETH DONG, HIS ATTORNEY-IN-FACT

CAROLINE LAI

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Caroline Lai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of April, 2012.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 6th day of April, 2012, before me, appeared Elizabeth Dong, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Lori T. Nguyen and Hoa Dong, and that said instrument was signed in behalf of the said Lori T. Nguyen and Hoa Dong by herself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY