This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# F48-28

ADDRESS NEW OWNER:
Nam Thi Vo
205 Wesley Court
Nashville, TN 37209

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 10/16/12 11:16 3 pgs
Fees:18.00 Taxes:388.50
20121016-0094743

SEND TAX BILL TO:
Mortgagee

MAP **13308012400**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M & W Real Estate Solutions, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nam Thi Vo, married, as to an undivided 33.0% interest, Sang Quang Le, married, as to an undivided 33.0% interest, and Cindy Melissa Le, married, as to an undivided 34.0% interest, with each of the said interests, as they relate to each other, being held as Joint Tenants with Right of Survivorship, and with any implied tenancy by the entireties between Nam Thi Vo and Sang Quang Le, who are married to each other, being expressly disclaimed**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Phase II, Valley View Terrace of record in Plat Book 5200, page 119, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to M & W Real Estate Solutions, LLC by deed from U. S. Bank National Association dated May 8, 2008, of record in Instrument No. 20080609-0059232, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Sevenmile Court, Nashville, Tennessee 37211. Possession is to be given on October 15, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of October, 2012.

M & W Real Estate Solutions, LLC

By: David Mixon, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David Mixon** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President of M & W Real Estate Solutions, LLC,** the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 15th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 3.17.16

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$105,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 2.3.2013

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16