G-24412-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120081119 DEEDWARR
Recvd: 10/25/12 11:42 2 pgs
Fees:13.00 Taxes:340.40

20121025-0097889

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$92,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2012.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ANTHONY RAND
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tam V. Mai	**New Owner**	**Map 090-16-0 Parcel 168.00**
542 River Rouge Drive		
Nashville, TN 37209		

FOR AND IN 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,

Larry Christodoulou, Beneficiary under the Last Will and Testament of Nicholas Christodoulou, Jr. and Larry Christodoulou, Executor of the Estate of Nicholas Christodoulou, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tam V. Mai and wife, Phuong M. Le and Vinh Le Mai, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 660 on the Plan of Charlotte Park, Section Eleven, of record in Book 2900, pages 79 & 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Nicholas Christodoulou, Jr. and wife, Roberta Christodoulou by Deed from George Gianikas and wife, Mary Ellen Gianikas, of record in Book 3129, Page 263, dated August 29, 1960, Register's Office for Davidson County, Tennessee. The property was further conveyed to Nicholas Christodoulou, Jr. by Quitclaim Deed from Roberta Christodoulou, of record in Book 3161, page 153, dated October 20, 1960, said Register's Office. Nicholas Christodoulou, Jr. and Roberta Christodoulou having since divorced by Final Decree dated November 25, 1960, of record in Docket No. 36735, Fourth Circuit Court of Davidson County, Tennessee, and of record in Book 5444, page 743, said Register's Office. Nicholas Christodoulou, Jr. married Carole Jean Carter n/k/a Carole Jean Christodoulou. The said parties having since divorced by Final Decree of Absolute Divorce dated August 19, 1997, of record in Docket No. 95D-2384, Fourth Circuit Court of Davidson County, TN. The property was further conveyed to Nicholas Christodoulou by Quitclaim Deed from Carole Jean Carter a/k/a Carole Jean Christodoulou, of record in Book 10756, page 67, dated September 22, 1997, said Register's Office. Nicholas Christodoulou, Jr. died on March 7, 2012 leaving a Holographic Last Will and Testament. Any disposition or appointment of property by the Holographic Will to the Decedent's former spouse, Carol Jean Christodoulou, is revoked pursuant to Tennessee Code Annotated section 32-1-202. The property was devised to Larry Christodoulou by the Holographic Last Will and Testament of Nicholas Christodoulou, Jr. and was appointed Executor of the Estate under same said Will, of record in Docket No. 12P-596, Probate Court of Davidson County, Tennessee.

This conveyance is subject to the rights, conditions, obligations, and restrictions, of record in Book 2593, page 566, said Register's Office, plan of record in Plat Book 2900 pages 79 & 80; and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **542 River Rouge Drive, Nashville, TN 37209.**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Notwithstanding the above, Larry Christodoulou, in his capacity as Executor of the Last Will and Testament of Nicholas Christodoulou, Jr., shall have no liability or responsibility for the above recited warranty of title, the said Larry Christodoulou, in his capacity as Executor of the Last Will and Testament of Nicholas Christodoulou, Jr., has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate of Nicholas Christodoulou, Jr.

Witness my hand this **24th** day of **October, 2012.**

Larry Christodoulou

Larry Christodoulou, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, the within named **Larry Christodoulou, individually and as Executor of the Estate of Nicholas Christodoulou, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **October, 2012.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-19-16