BOX 10-B

BILL GARRETT, Davidson County
Trans:T20130034537 DEEDWARR
Recvd: 04/26/13 11:27 2 pgs
Fees:13.00 Taxes:370.00

20130426-0041793

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

X

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2013.

Lee A. Cohen

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **MUOI VAN PHAM, ET UX** | **SAME** | **090-12-0-321.00** |
| (NAME) **532 FOUNDRY DRIVE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARTHA NGUYEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUOI VAN PHAM AND WIFE, TUYEN HUONG THI TRAN,** 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. 45 on the Plan of Charlotte Park Annex of record in Plat Book 3700, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martha Nguyen by deed from Long Viet Deo, unmarried, of record as Instrument No. 20030409-0047160, dated April 9, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement to Tennessee Electric Power Company of record in Book 787, page 15, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

**THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.**

Unimproved ( )
This is improved( X ) property, known as 532 FOUNDRY DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 24 day of **APRIL, 2013**.

X _____
**MARTHA NGUYEN**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **Martha Nguyen**, the bargainor(s), 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 official seal at Nashville, Tennessee this 24 day of **April, 2013**.

**My commission expires:** MAY 5, 2015.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public