BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

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

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
VICKY PHAN, ET VIR	**SAME**	**090-12-0-345.00**
(NAME) **399 ANNEX AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130040438 DEEDWARR
Recvd: 05/15/13 10:42 2 pgs
Fees:13.00 Taxes:314.50
20130515-0048911

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, **WE, JIM NGUYEN F/K/A LAM N. NGUYEN AND SELENA NGUYEN, F/K/A KIEU XUAN LE THI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICKY PHAN AND HUSBAND, ANH VU DO,** 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. 9 on the Plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Robertson Avenue, being the common corner of Lots No. 9 & 10, and extending southwardly 102.55 feet to a concrete monument being the common corner of Lots Nos. 8, 9, & 10; thence eastwardly 96.65 feet to a point in the westerly margin of Westboro Drive; thence northwardly with said margin 63.4 feet to a concrete monument at the beginning of a curve; thence northwestwardly 33.47 feet around said curve to a concrete monument in the southerly margin of Robertson Avenue; thence westwardly 53.5 feet along said margin to the point of beginning.

Being the same property conveyed to LAM N. NGUYEN AND KIEU XUAN LE THI, by deed from DEMPSIE F. BOMAN AND WIFE, MARY SUE BOMAN, of record in Book 11695, page 658, dated September 24, 1999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3963, page 586; all matters shown on the Plan of record in Plat Book 3700, Page 49, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Lam N. Nguyen is now known as Jim Nguyen.
Kieu Xuan Le Thi is now known as Selena Nguyen.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

Unimproved ( )
This is improved(X) property, known as **685 WESTBORO 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 our hands this 14 day of **MAY, 2013**.

JIM NGUYEN

SELENA 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 **JIM NGUYEN** and **SELENA 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 14 day of **May, 2013**.

My commission expires: MAY 5, 2015.

Notary Public