BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133181

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20130045882 DEEDWARR
Recvd: 06/03/13 12:42 6 pgs
Fees:33.00 Taxes:571.65
20130603-0055607

WARRANTY DEED

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00.

Kathy Snider
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

Tonya B. Cherry
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naresh Dahal 308 Haywood Lane Nashville, TN 37211	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	148090191.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Four Thousand Five Hundred and 00/100 Dollars ($154,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LYNN VO LAWYER, KIM MCGIBONEY, AND BRIAN VO**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **NARESH DAHAL, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 13, on the plan of Haywood Meadow Addition, as shown on plat of record in Plat Book 6900, Page 611, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ba Van Vo, by Warranty Deed from Charles T. Tate and wife, Joanne S. Tate, dated 1/29/1993, recorded 2/1/1993, of record in Book 8853, page 129, in the Register's Office for Davidson County, Tennessee. The said Ba Van Vo having since died intestate on March 3, 2007, the property passed to his heirs at law, as evidenced by Instrument of Record in Instrument No. 20101116-0091724, in the Register's Office of Davidson County, Tennessee, and further evidenced by Petition attached hereto as Exhibit "A".

This is improved property more commonly known as 308 Haywood Lane, Nashville, TN 37211

This conveyance is made subject to all matters as shown 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 2013 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 MY/OUR HANDS, this the 30/31st day of May, 2013.

Lynn Vo Lawyer
LYNN VO LAWYER

Kim McGiboney by Lynn Vo Lawyer as attorney in fact
KIM MCGIBONEY, BY LYNN VO LAWYER, ATTORNEY IN FACT

Brian Vo by Lynn Vo Lawyer as attorney in fact
BRIAN VO, BY LYNN VO LAWYER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Lynn Vo Lawyer, 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 seal, this the 31st day of May, 2013.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30 day of May, 2013, before me, appeared Lynn Vo Lawyer, 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 he is the lawful attorney-in-fact for Kim McGiboney, and that said instrument was signed in behalf of the said Kim McGiboney by herself as her attorney-in-fact.

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

Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30 day of May, 2013, before me, appeared Lynn Vo Lawyer, 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 he is the lawful attorney-in-fact for Brian Vo, and that said instrument was signed in behalf of the said Brian Vo by herself as his attorney-in-fact.

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

Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

Copy

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED

2007 MAR 28 PM 1:26

RICHARD R ROOKER, CLERK

D.C.

IN RE:

THE ESTATE OF BA VAN VO,

LYNN VO LAWYER,

Petitioner.

No. 07P 518

PETITION TO APPOINT ADMINISTRATRIX OF THE ESTATE OF BA VAN VO

Pursuant to the Tennessee Rules of Civil Procedure and Local Rules of Court, Petitioner, Lynn Vo Lawyer ("Petitioner"), would respectfully state that:

1. Petitioner is the natural daughter of the Decedent, Ba Van Vo ("Decedent"). Petitioner is a resident of Davidson County, residing at 7224 Sugarloaf Drive, Nashville, Tennessee 37211.

2. Decedent died on March 3, 2007, a resident of Davidson County, Tennessee, at the age of 51 years. Decedent died intestate and left probate assets in the form of bank checking and savings accounts in the amount of $38,000.00, and approximately $45,000.00 in the way of household furnishings, automobiles, and personal effects at his home at 308 Haywood Lane, Nashville, Tennessee 37211. Decedent also was the proprietor of a small tile installation business and owned two automobiles for use in the business worth less than $10,000.00.

3. Decedent was not married at the time of his death. Decedent's parents predeceased him. Decedent had three children born to him, including the Petitioner and the following two siblings, who also survived the Decedent:

Copy

Ms. Kim McGiboney
7836 Heaton Way
Nashville, Tennessee 37211

Mr. Brian Vo
5801 Labrador Lane
Antioch, Tennessee 37213

4. Petitioner has been requested and is willing to serve as Administratrix of Decedent's estate. Petitioner respectfully requests that she be appointed to serve in this capacity, without bond. Petitioner's siblings have consented to the same, as evidenced by the signed Consents to Serve Without Bond attached hereto as Collective Exhibit 1.

WHERFORE, PREMISES CONSIDERED, Petitioner respectfully requests:

1. That this Petition be filed and set for hearing as soon as possible and that Petitioner be appointed as Administratrix of the Estate of Ba Van Vo;

2. That the Court waive bond for Petitioner, the same being waived, and that Letters of Administration be issued to her;

3. That the Notice to Creditors required by Tenn. Code Ann. § 30-2-306 be published; and,

4. That Petitioner have such further and other relief to which she may be entitled.

CORNELIUS & COLLINS, LLP

BY: _____

Charles G. Cornelius (2761)
Ben M. Rose (021254)
511 Union Street, Suite 1500
Nashville, Tennessee 37219
(615) 244-1440

Attorneys for the Administratrix of
the Estate of Ba Van Vo

Lynn Vo Lawyer

Lynn Vo Lawyer, Petitioner
7224 Sugarloaf Drive
Nashville, Tennessee 37211

Copy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me came Lynn Vo Lawyer of Nashville, Davidson County, Tennessee, who, upon oath, stated that the statements made in the foregoing Petition to Appoint Administratrix are true and correct to the best of her knowledge, information and belief and that she is justly entitled to the relief sought.

This 28th day of March, 2007.

Notary Public/Deputy Clerk
My Commission Expires:

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE OF SERVICE

I do hereby certify that a true and exact copy of the foregoing Petition to Appoint Administratrix of the Estate of Ba Van Vo were sent by U.S. Mail, postage prepaid, on the 28th day of March, 2007, to all of the beneficiaries and heirs at law previously named in this Petition and that all are hereby notified that the Petition will be offered at the Seventh Circuit Court, Probate Master's Office, 3rd Floor, One Public Square, Nashville, Tennessee 37201 at 10:00 A.M. on March 28, 2007.

Ben M. Rose, Esq.