| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2013.<br>Notary Public<br>MY COMMISSION EXPIRES: May 5, 2015.<br>(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 |
|---|---|---|
| **BACH MAI THI HA LE** | **SAME** | **090-15-0-105.00** |
| (NAME)<br>**529 LANDAU DRIVE** | (NAME) | |
| (ADDRESS)<br>**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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RUOC THI NGUYEN AND TRUCLY TAN NGUYEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BACH MAI THI HA LE,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1019 on the map of Charlotte Park, Section 13, of record in Plat Book 2900, pages 142 and 143, 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 XUAN TAN NGUYEN and wife, RUOC THI NGUYEN, by deed from SHIRLEY REYNOLDS SCHMITTOU and BETTY REYNOLDS ROBINSON, of record as Instrument No. 20050708-0079093, dated July 6, 2005, said Register's Office. Being further conveyed to RUOC THI NGUYEN and TRUCLY TAN NGUYEN, as tenants in common with right of survivorship, by quitclaim deed from Lee A. Cohen, Trustee, of record as Instrument No. 20061018-0129501, dated October 18, 2006, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****This is not the principal residence of either of the Grantors.****

See Durable Power of Attorney of Ruoc Thi Nguyen of record as Instrument No. 20100708-0053497, Register's Office for Davidson County, Tennessee.
See Limited Power of Attorney of Trucly Tan Nguyen being recorded simultaneously herewith of record as Instrument No. 20130808-0083177, Register's Office for Davidson County, Tennessee.

The Grantee, Bach Mai Thi Ha Le, does hereby assume all property taxes for 2013 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20130068122 DEEDWARR
Recvd: 08/08/13 10:29 2 pgs
Fees:13.00 Taxes:425.50
20130808-0083178

Unimproved ( )
This is improved( X ) property, known as 543 STARLINER 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 GRANTEES, 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 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.

Witness our hands this 7th day of August, 2013.

Truely Tan Nguyen
By: Martha Nguyen, attorney-in
Fact for Truely Tan Nguyen

**TRUCLY TAN NGUYEN**
**BY: MARTHA NGUYEN, ATTORNEY-IN-FACT FOR TRUCLY TAN NGUYEN**

Ruoc Thi Nguyen
By: Martha Nguyen, ATTORNEY-IN-
FACT FOR Ruoc Thi Nguyen

**RUOC THI NGUYEN**
**BY: MARTHA NGUYEN, ATTORNEY-IN-FACT FOR RUOC THI NGUYEN**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 7th day of August, 2013, before me personally appeared **Martha Nguyen, Attorney in Fact for Trucly Tan Nguyen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Trucly Tan Nguyen,** and who acknowledged that she executed the same as the free act and deed of **Trucly Tan Nguyen**.

Witness my hand and official seal at Nashville, Tennessee this 7th day of **August, 2013**.

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

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

Lee A. Cohen
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 7th day of August, 2013, before me personally appeared **Martha Nguyen, Attorney in Fact for Ruoc Thi Nguyen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ruoc Thi Nguyen,** and who acknowledged that she executed the same as the free act and deed of **Ruoc Thi Nguyen**.

Witness my hand and official seal at Nashville, Tennessee this 7th day of **August, 2013**.

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

Lee A. Cohen
Notary Public

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