Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20130088081 DEEDWARR
Recvd: 10/11/13 11:19 2 pgs
Fees: 13.00 Taxes: 296.00
20131011-0106794

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew M. Vo 604 Nashua Lane Nashville, TN 37209	New Owner	148-12-0-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Edwards, Conservator of the person and property of Susan C. Edwards,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew M. Vo and wife, Kim Thi T. Le,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section II, Hazelwood of record in Plat Book 3106, Page 97, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William T. Edwards and wife, Susan C. Edwards, by deed from Hazel S. Bryant, unmarried, dated August 26, 1969, recorded August 27, 1969, of record in Book 4360, Page 553, Register's Office for Davidson County, Tennessee. The said William T. Edwards having since died. Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-1573, entered November 26, appointing Mark Edwards as the Conservator for Susan C. Edwards, the Order entered February 27, 2013, authorizing the Conservator to sell the subject property of the Ward, and the June 28, 2013, Order of said Court approving this particular transaction.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4704 Drewry Drive, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 2nd day of October, 2013.

mark Edwards -Conservator

Mark Edwards, Conservator of the person and property of Susan C. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Edwards, as Conservator of the person and property of Susan C. Edwards,** the bargainor(s), 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 Brentwood, Tennessee, this the 2nd day of October, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2013102768