This Instrument Prepared by:

MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

FROM:		**FROM:**
SIVILAY CHANTHASENG and BOUNHIENG CHANTHASENG	**AND**	**MARTIN A. KOOPERMAN TRUSTEE**
TO:		**TO:**
MARTIN A. KOOPERMAN TRUSTEE		**KAN CHANGHASENG and GINA CHANTHASENG**

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILL TO:**	**MAP & PARCEL NO.**
Kan Chanthaseng and Gina Chanthaseng 3913 Scotwood Drive Nashville, TN 37211	Same	133-12 239

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common with the right of survivorship between **KAN CHANTHASENG and GINA CHANTHASENG,** and other good and valuable consideration, the receipt and sufficiency, all of which are hereby acknowledged, **WE, SIVILAY CHANTHASENG and BOUNHIENG CHANTHASENG,** by these presents do hereby quitclaim and convey unto **MARTIN A. KOOPERMAN, Trustee,** his successors and assigns all of our interest, if any we may own, for the purposes of creating a tenancy in common with right of survivorship between **KAN CHANTHASENG and GINA CHANTHASENG,** the following described tract or parcel of land, to-wit:

BILL GARRETT, Davidson County
Trans:T20130091902 DEEDQC
Recvd: 10/25/13 14:42 3 pgs
Fees:22.00 Taxes:0.00
20131025-0111519

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Greenwood Hills, Section Three, of record in Book 5050, Page 10, Register's Office for said county.

Said Lot No. 55 fronts 70.00 feet on the southerly margin of Scottwood Drive and extends back 174.61 feet to the easterly line and 188.70 feet on the westerly line to a dead line in the rear, measuring 70.72 feet thereon.

BEING the same property conveyed to Sivilay Chanthaseng and wife, Bounhieng Chanthaseng, as tenants by the entirety, of record in Book 7631, Page 988, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3913 Scotwood Drive, Nashville, Davidson County, Tennessee 37211.

CONVEYANCE OF SUCH TRACT IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING:

(1) The Plan of record in Plat Book 5050, Page 10, said Register's Office;
(2) Property tax lien for the current year, with the payment of these taxes being assumed by the Grantee;
(3) Any and all restrictive covenants of record;
(4) Any and all rights-of-way for public utilities, zoning regulations, building restrictions, setback lines, and easements of record.

And now, I, the said **MARTIN A. KOOPERMAN, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **KAN CHANTHASENG and GINA CHANTHASENG,** as tenants in common with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 24th day of October, 2013.

SIVILAY CHANTHASENG

BOUNHIENG CHANTHASENG
GINA CHANTHASENG

MARTIN A. KOOPERMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This actual consideration or value, whichever is greater for this transfer is: $ 0.00

WITNESS our hands on this the 24th day of October, 2013.

SIVILAY CHANTHASENG

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 bargainors, SIVILAY CHANTHASENG, BOUNHIENG CHANTHASENG a/k/a GINA CHANTHASENG and MARTIN A. KOOPERMAN, Trustee, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 24th day of October, 2013.

LINDA M. PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 11/5/14