BILL GARRETT, Davidson County
Trans:T20130105965 DEEDQC
Recvd: 12/20/13 09:07 3 pgs
Fees:17.00 Taxes:0.00
20131220-0128547

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 ASHLEY W. TINSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 AFFIANT AFFIANT Subscribed and sworn to before me, this 16th day of December 2013. NOTARY PUBLIC My Commission Expires: My Commission Expires DEC. 6, 2016

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Phoi Le 5464 Oak Chase Drive Antioch, TN 37013	New Owner	Map and Parcel No.: 173-4-O-A-295

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHOI LE and wife, DIEP DOAN do hereby remise, release and quitclaim unto TUNG THI LE a thirty percent (30%) undivided interest, and unto PHA DUC LE a thirty percent (30%) undivided interest, in the real property in Davidson County, Tennessee, and more particularly described on Exhibit "A" hereto.

This is property is known as: 5464 Oak Chase Drive, Antioch, TN 37013

Following the transfer of the interests transferred pursuant hereto, title to the Property shall be vested as follows: Phoi Le and Diep Doan, as to a forty percent (40%) undivided interest, Tung Phi Le as to a thirty percent (30%) undivided interest and Pha Duc Le as to a thirty percent (30%) undivided interest.

The total fair market value of the Property as of the date hereof is $213,500.00. The intent of the Grantor in granting the interests granted hereby is to comply with the Federal Gift Tax Exclusion for 2013.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 16th day of December 2013.

Phoi Le

Diep Doan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Phoi Le and Diep Doan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of December 2013.

Notary Public

My Commission Expires: My Commission Expires DEC. 6, 2016

ASHLEY W. TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 240 on the First Revision of Phase Three, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description hereof.

Being the same property conveyed to Phoi Le and Diep Doan, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated October 27, 2005, of record as Instrument No. 20060201-0012450, said Register's Office..