THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010106** BILL GARRETT, Davidson County Trans:T20140010189 DEEDWARR Recvd: 02/12/14 12:46 2 pgs Fees:13.00 Taxes:1124.80 20140212-0012490	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $304,000.00. Lynn Cole Affiant Subscribed and sworn to before me, this 10th day of February, 2014. Deborah L Layton Notary Public My Commission Expires: 11-23-15 DEBORAH L. LAYTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

WARRANTY DEED

Address New Owner: Dien Duong and Hue Le 3504 Fairmeadows Drive Nashville TN 37211	Send Tax Bills To: New Owner Dien Duong and Hue Le 132 Anton Drive Nashville TN 37211	Tax Information: Tax Parcel ID No. 180-04-0B-178.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelechi Ukegbu, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dien Duong and Hue Le, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 95, PHASE V, BROOKVIEW FOREST, as shown on plat of record in Instrument No. 20090309-0021109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelechi Ukegbu, an unmarried woman by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 30th day of October, 2009 in Instrument No. 20091030-0100323, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE V, BROOKVIEW FOREST, as recorded in Instrument No. 20090309-0021109.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030829-0125803, amended at Instrument No. 20050505-0050962.

Charter of Brookview Forest Homeowners Association recorded at Instrument No. 20030918-0138293.

Easement for Drainage, recorded in Instrument No. 20070323-0035374.

Easement for Right-of-Way, recorded in Book 8404, Page 676.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001198.

Deed to Homeowners Association for Open Space recorded at Instrument No. 20111117-0090032.

This is improved property located at 3504 Fairmeadows Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2014.

Kelechi Ukegbu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelechi Ukegbu, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014