G#4711-2 BOX #14

QUITCLAIM DEED

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2014.

Notary Public

My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140041040 DEEDQC
Recvd: 06/11/14 09:38 2 pgs
Fees: 12.00 Taxes: 0.00
20140611-0050652

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pham Van Lam and Thom Nguyen	**U. S. Bank**	**114070B09700**
1253 W Running Brook Road	**33180 Rider Trail South**	
Nashville, TN 37209	**Earth City, MO 63045**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Thuy An Thi Nguyen, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Pham Van Lam and wife, Thom Nguyen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CERTAIN real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 85 on the Plan of Section Four, Westchase, as shown on Plat of record in Instrument No. 20040204-0013784, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed Pham Van Lam and wife, Thom Nguyen, and Thuy An Thi Nguyen, by Warranty Deed dated May 23rd, 2011, from Michael Bechard and Stephanie Dalton-Bechard, of record in Instrument No. 20110531-0041153, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **1253 W Running Brook Road, Nashville, TN 37209**.

Witness my/our hand(s) this 9th day of **June, 2014.**

Thuy An Thi Nguyen

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 **Thuy An Thi Nguyen, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of **June, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17