ADDRESS NEW OWNER:
Tu V. Nguyen
Bich T. Nguyen
6644 Beacon Lane
Nashville, TN 37209

SEND TAX BILL TO:
United Wholesale Mortgage
1414 East Maple Rd
Troy, MI 48083

MAP & PARCEL NOS.:
10207009800

BILL GARRETT, Davidson County
Trans:T20140041999 DEEDWARR
Recvd: 06/13/14 13:09 2 pgs
Fees:13.00 Taxes:678.95
20140613-0051862

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dene Smith, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tu V. Nguyen and Bich T. Nguyen, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 81 fronts 75 feet on the westerly side of Beacon Lane, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Dene Smith, unmarried, from James R. Bell and wife, Nellie V. Bell, by Warranty Deed recorded on October 16, 2006, in Instrument No. 20061016-0128389, Register's Office for Davidson County, Tennessee. Said deed shows consideration of $180,000.00. Dene Smith is one and the same person as Paulina Dene Smith.

This is property with a common address of **6644 Beacon Lane, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 3700, Page 91, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4065, Page 67, as amended in Book 4142, Page 166, said Register's office.

Dene Smith is one and the same person as Paulina Dene Smith.

PPS By OLS

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of June, 2014.

Paulina Dene Smith By Donald L Smith Attorney In Fact

Paulina Dene Smith by Donald L. Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June 2014, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald L. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Paulina Dene Smith, and is authorized by her to execute this instrument on her behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 20140613-0051864 in said Register's Office.

Witness my hand and official seal at office, this 13th day of June 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1405-095

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $183,500.00.

Affiant

Subscribed and sworn before me this 13th day of June, 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017