This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans: T20140047544 DEEDWARR
Recvd: 07/03/14 09:28 4 pgs
Fees: 23.00 Taxes: 464.63
20140703-0058654

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hung T. Vu and wife, Amy Vu**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Carlton Johnson**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 224, also known as No. 24-D, on the plan of Georgetown Apartments, as shown on plat of record in Book 5200, Page 4, Registers Office for Davidson County, Tennessee, and a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 5211, Page 325, and as amended in Book 5616, Page 133, and also amended in Book 6079, Page 156, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the right and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Hung T. Vu, unmarried by Warranty Deed dated 06/16/2005 from Jennifer L. Dorney, unmarried of record in Instrument 200506220071684, Register's Office for Davidson County, Tennessee.

Map & Parcel: 131010D22400

This property is known as: **5025 Hillsboro Pike, #24D, Nashville, TN 37215**

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30 day of June, 2014.

Hung T. Vu -Grantor

Amy Vu -Grantor

Amy Vu, wife of Hung T. Vu joins herein for the purpose of conveying any right title or interest she may have in the herein described property by virtue of her marriage to Hung T. Vu

STATE OF _____
COUNTY OF _____

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

WITNESS my hand and official seal this _____ day of _____, 2014.

NOTARY PUBLIC

My Commission Expires:

See attachment for Notary

ACKNOWLEDGMENT

State of California
County of SAN DIEGO)

On JUNE 30TH 2014 before me, ANGELA RAMSEY, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared HUNG T VU, AND AMY VU,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANGELA RAMSEY
COMM. # 2045805
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
October 15, 2017

Signature _____ (Seal)

TITLE OF DOCUMENT: Warranty Deed
NO. OF PAGES: 3
DATE OF DOCUMENT: 6/30/14

Grantee(s) Name, Address:	Send Tax Statement To:
Carlton Johnson	Stonegate Mortgage Corp.
5025 Hillsboro Pike, #24D	9190 Priority Way West Dr.
Nashville, TN 37215	Indianapolis, IN 46240

STATE OF TN
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$125,575.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 1st day of July, 2014.

Affiant

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires:

12/27/2016