26492-3 BOX 14

Return to: John T. Cook, P.C.

This Instrument Prepared by & Returned to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140073298 DEEDWARR
Recvd: 09/30/14 10:43 2 pgs
Fees:13.00 Taxes:799.20
20140930-0089915

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nhi Y. & Phi T. Hua 1233 Brentwood Highlands Dr Nashville, TN 37211	SAME	172040A02500CO

THIS INDENTURE, made this 26th day of September, 2014 between

Yolanda D. Martin, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Nhi Y. Hua an unmarried woman and Phi T. Hua, an unmarried man
Tenants in Common with Right of Survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 70 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yolanda D. Martin, unmarried by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington, D.C. dated March 14, 2012 and being of record in Instrument Number 20120316-0022667, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1233 Brentwood Highlands Drive, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Yolanda D. Martin by Tammy Mellons, Attorney in Fact

Yolanda D. Martin by Tammy Mellons, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2014, before me personally appeared Tammy Mellons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Yolanda D. Martin, and who acknowledged that she executed the same as the free act and deed of Yolanda D. Martin.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $216,000.00.

Tammy Mellons
Affiant

Sworn to and subscribed before me, this 26th day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY