Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,750.00.

Affiant

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2014.

Notary Public
MY COMMISSION EXPIRES: 2.11.16
File No. G14-0069D

BILL GARRETT, Davidson County
Trans:T20140081940 DEEDWARR
Recvd: 10/30/14 14:39 2 pgs
Fees:13.00 Taxes:1053.58
20141030-0100259

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nam Thanh Le and Ly T. Nguyen, Husband and wife (NAME)	NEW OWNER (NAME)	126-15-A-34 CO
8476 Beautiful Valley Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael J. Balonjan and Christine Fisher, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nam Thanh Le and Ly T. Nguyen, Husband and wife, joint tenants with full rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of BOONE TRACE, SECTION 8, PHASE 2, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, as shown by plat of record in Instrument No. 20040806-0094780, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael J. Balonjan and Christine Fisher, husband and wife from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, by Deed dated June 30, 2005, as Instrument No. 20050808-0092987, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7265, page 657, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279, and Instrument No. 20011119-0126832, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Homeowner's Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 2001119-0126831, Register's Office for Davidson County, Tennessee.

5. Storm Water Agreement as recorded in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

6. Easement to Viacom Cable as recorded in Book 9665, page 420, Register's Office for Davidson County, Tennessee.

7. Easement to Harpeth Valley Utility District as recorded in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.

8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee.

9. P.U.D. Boundary Plat of record in Book 6900, page 470, said Register's Office.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8476 Beautiful Valley Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of October, 2014.

Michael J. Balonjan — October 27, 2014 Date

Christine Fisher — October 27, 2014 Date

STATE OF Province of Ontario

COUNTY OF City of Toronto }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Michael J. Balonjan and Christine Fisher, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of October, 2014.

My Commission Expires: N/A

Notary Public

DAVID ROSEN
BARRISTER & SOLICITOR
SUITE 1800, 4950 YONGE STREET
TORONTO, ONTARIO M2N 6K1
(416) 224-0200 FAX (416) 224-0758

DAVID HOWARD LYLE ROSEN NOTARY PUBLIC ONTARIO

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066