This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, TN 37217
(615) 885-0223

Send Tax Bill to:
Suntrust
401 Commerce St.
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 12/11/14 15:31 2 pgs
Fees:12.00 Taxes:0.00
20141211-0113666

ADDRESS NEW OWNER:
Tuyet Mai Pham and
Trung Thanh Le
1453 Station Four Lane
Old Hickory, TN 37138

MAP **073 F**
GROUP **B**
PARCEL **34.00**

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Mai Tuyet Pham**, unmarried hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey all right, title and interest that she may have in and to the following described real property unto **Trung Thanh Le**, married, and **Tuyet Mai Pham**, unmarried, **as joint tenants with right 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. 90, Phase Two, Cleveland Hall Subdivision, as shown on Plat of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Mai Tuyet Pham by deed from Trung T. Le of record in Instrument No. 20091118-0106302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is improved property known as 1453 Station Four Lane, Old Hickory, Tennessee 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of

said property. Whereever 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 hand this the 11th day of December, 2014.

Mai Tuyet Pham

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mai Tuyet Pham**, 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 Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of December, 2014.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of December, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of December, 2014 personally appeared before me, a notary public for this county and state, Toni Rutgerson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015