This Instrument Prepared By:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067
File No. 14131

After Recording Return To:
Bridgehouse Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150030687 DEEDTRS
Recvd: 04/23/15 09:35 3 pgs
Fees:18.00 Taxes:481.31
20150423-0036250

TRUSTEE'S DEED

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Vilay O. Khamvongsa 140 Twin Elm Bowling Green, KY 42104	New Owner	133-12 88.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,082.99, which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of April, 2015.

Notary Public

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

My Commission Expires: 6-4-17

WHEREAS, by DEED OF TRUST dated June 1, 2012, of record in Instrument No. 20120611-0050618, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), KEO DOUANGTAVANH (also known as KEO BANGPHAXAY) and wife, VONGMANY DOUANGTAVANH conveyed to Bryan D. Spicer, Trustee, the hereinafter described real property to secure the payment of a certain Note dated June 1, 2012, and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the

beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such advertisement appeared in the Davidson A.M. Section of *The Tennessean* Newspaper on March 20, 2015; March 27, 2015, and April 3, 2015, and

WHEREAS, pursuant to the Trustee's Notice of Foreclosure Sale, the foreclosure sale was appointed to be held on the 14th day of April, 2015, at 10:30 am, at the Davidson County Courthouse, South Main Door, One Public Square, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned above, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Vilay O. Khamvongsa, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Thirty Thousand, Eighty Two and 99/100 Dollars ($ 130,082.99); and

WHEREAS, the undersigned as Trustee hereby conveys the hereinafter described real property to **Vilay O. Khamvongsa**;

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, the undersigned, as the Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Vilay O. Khamvongsa**, the following real estate:

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. 42 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keo Bangphaxay and wife, Phetsamony Bangphaxay being one and the same person as Phetsamone Bangphaxay, by Warranty Deed from Metropolitan Nashville Airport Authority, dated May 25, 1993, of record in Book 8975, page 692, Register's Office for Davidson County, Tennessee. AND Being the same property awarded to Keo Bangphaxay by Final Decree of Divorce, of record in Book 10351, page 110, Register's Office for Davidson County, Tennessee.

The subject property has a street address of 450 Tampa Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable right of redemption, statutory right of redemption, marital share, and all other exemptions and redemptive rights of every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The UNDERSIGNED, as Trustee, does hereby transfer, assign, and set over unto **Vilay O. Khamvongsa**, their successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as Trustee, but no further or otherwise. The undersigned makes no warranties as to condition, location, or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 15th day of April, 2015.

Bryan D. Spicer
Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, the within named bargainor, Bryan D. Spicer, Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 15th day of April, 2015.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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