WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033108 DEEDWARR
Recvd: 05/01/15 08:12 2 pgs
Fees:13.00 Taxes:1228.40
20150501-0039073

G-RD-15-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-10-18
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
My Nguyen and Bich Diem Hoang	NEW OWNER	
(NAME)	(NAME)	**114-07-0-B-009.00 CO**
617 Wheatfield Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MOHAMMAD AZMAT HOSSAIN AND SULTANA ARZOO HOSSAIN, TRUSTEES OF THE HOSSAIN FAMILY TRUST U/A/D 4/21/04,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MY NGUYEN AND BICH DIEM HOANG, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, WESTCHASE, SECTION 1, as shown on plat of record in Instrument No. 20021203-0148525, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Mohammad Azmat Hossain and Sultana Arzoo Hossain to The Hossain Family Trust, Mohammad Azmat Hossain and Sultana Arzoo Hossain, trustees as recorded on the 21st day of April, 2004 in Instrument No. 20040421-0045344 and Corrected Quitclaim Deed of record in Instrument No. 20150501-0039071, Registers Office for Davidson County, Tennessee. Being the same property conveyed by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Mohammad A. Hossain and Sultana A. Hossain, husband and wife as recorded on the 15th day of May, 2003 in Instrument No. 20030515-0066780, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTCHASE, SECTION 1, as recorded in Instrument No. 20021203-0148525 and Plat Book 9700, Page 521 (Boundary Plat).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20021126-0146387.
- Easement for Tennessee Valley Authority, recorded in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14.
- Easement for Sewer Lines, recorded in Book 5222, Page 720 and Instrument No. 20021028-0131574.
- Easement for Utilities, recorded in Book 8626, Page 852, Instrument Nos. 20021104-0134795 and 20050509-0052106.
- Easement for Broadband Communications, recorded in Instrument No. 20100219-0012994.
- Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights noted in Book 2484, Page 315.
- Easement for the flow of the waters of the Cumberland River and Overall Creek and the rights of the public therein.
- Conveyance for Open Space recorded in Instrument No. 20060921-0117333.
- Conveyance to Homeowners Association from Tenn Contractors recorded in Instrument No. 20080324-0029026.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Wheatfield Court, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 28th DAY OF APRIL, 2015.

The Hossain Family Trust

BY: _____
Mohammad Azmat Hossain
Trustee

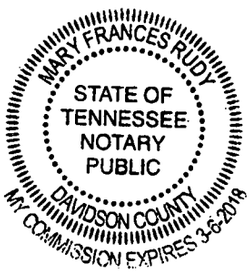
BY: _____
Sultana Arzoo Hossain
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMAD AZMAT HOSSAIN, TRUSTEE of THE HOSSAIN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of April, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

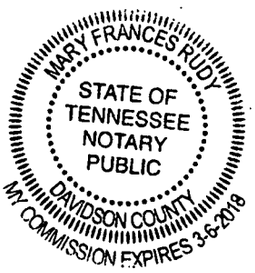


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SULTANA ARZOO HOSSAIN, TRUSTEE of THE HOSSAIN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of April, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212