WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,900.00

X Quy Duong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Quy Duong	Quy Duong	Parcel ID:
105 Kenaum Court	105 Kenaum Court	114080A05400CO
Nashville, TN 37209	Nashville, TN 37209-5303	

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 hereby acknowledged, we

Carolyn L. Viveiros, Trustee of the Carolyn L. Viveiros Revocable Trust and Paul Viveiros, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Quy Duong and husband, Winston Vo

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. 54 on the Plan of Cedar Crest Subdivision, Phase 1, a Planned Unit Development of record in Plat Book 6900, Page 284, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Carolyn L. Viveiros, Trustee of the Carolyn L. Viveiros Revocable Trust, dated February 23, 2007, husband Paul Viveiros, Joint Tenants with Rights of Survivorship by Quitclaim Deed from Carolyn L. Viveiros, Trustee of the Carolyn L. Viveiros Revocable Trust dated February 23, 2007, of record in Instrument 20140814-0073348, dated July 23, 2014, Register's Office for said County. See also previous deed of record in Instrument 20070413-0044790, dated March 25, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7213, Page 973 amended in Book 8424, Page 405; Book 10086, Page 772; Instrument 20020823-0102246; and Book 8480, Page 693, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 284, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 105 Kenaum Court, Nashville, TN 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 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. 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.

BILL GARRETT, Davidson County
Trans:T20150033232 DEEDWARR
Recvd: 05/01/15 09:57 2 pgs
Fees:13.00 Taxes:991.23
20150501-0039210

Witness our hands this 30th day of April, 2015.

Carolyn L. Viveiros Revocable Trust, dated
February 23, 2007
By:
Carolyn L. Viveiros, Trustee
Carolyn L. Viveiros, Trustee

Paul Viveiros
Paul Viveiros

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn L. Viveiros, Trustee of the Carolyn L. Viveiros Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of the Carolyn L. Viveiros Revocable Trust, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Paul Viveiros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of April, 2015.

My commission expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.