THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054245** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150055842 DEEDWARR
Recvd: 07/10/15 08:54 2 pgs
Fees:13.00 Taxes:869.50
20150710-0067039

WARRANTY DEED

Address New Owner: Thanh Binh D. Pham 7409 SAWYER BROWN RD Nashville TN 37209-5101	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11400004300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Campbell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thanh Binh D. Pham, unmarried man, and Sammie N. Nguyen, unmarried woman, with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situate in the Civil District of Davidson County, Tennessee, described according to survey made by Geo W. Watkins, Surveyor, December 14, 1955, as follows, and being more particularly described as follows:

Beginning at a point in the center of Sawyer Brown Road, 275.5 feet Southerly from the intersection of the center line of said Road and the center line of the Old Charlotte Pike, said point being also the Southeast corner of the property conveyed to Trustees of the River Road Church of Christ by Jacob J. Heer and wife, by deed of record in Book 2485, Page 181, Register's Office for said County; thence with the center of said Sawyer Brown Road, South 6 degrees West 129 feet; thence North 83 degrees 30 minutes West 362 feet to the center of a branch; thence with the center of said branch, North 21 degrees 30 minutes West 75 feet and North 9 degrees 30 minutes West 60 feet to the Southwest corner of said church property; thence with the Southern boundary line of said church property, South 84 degrees 30 minutes East 415.5 feet to the beginning, containing 1.15 acres, more or less.

Being the same property conveyed to Jason Campbell by Warranty Deed from Scott N. Satterfield and Pamela B. Satterfield, husband and wife, recorded on the 3rd day of March, 2011 in Instrument No. 20110303-0017001, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is improved property located at 7409 SAWYER BROWN RD Nashville TN 37209-5101

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2015.

Jason Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Campbell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017