THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00. Amy C Schlauer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 2015 Notary Public MY COMMISSION EXPIRES: 3-8-16 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lan T. Nguyen	Pinnacle Bank	MAP
7664 Charlotte Avenue	150 3rd Ave. South Ste 900	PARCEL 11400006900
Nashville, TN 37209	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeremiah A. Owolabi and wife, Shade Owolabi**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lan T. Nguyen and Hoi Nguyen, husband and wife**

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 the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 2 of a survey made by John M. Sullivan, Surveyor, on September 30, 1999, and described as follows:

Tract No 2 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, this point being 132.0 feet west of the northwest corner of the property conveyed to Leo Patterson, et ux, by deed of record in Book 1274, page 273, in the Register's Office for Davidson County, Tennessee; thence in a westerly direction along the center line of Highway 70, North 134.0 feet to a point; thence North 4 degrees 48' East 479.8 feet to a point; thence South 84 degrees 30' East 127.2 feet to a point; thence South 436.5 feet to the point of beginning.

Being the same property conveyed to Jeremiah A. Owolabi and wife, Shade Owolabi by Warranty deed from Karen C. Angel, married of record in Instrument No. 20090430-0039303 Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on April 24, 2009. (Value of consideration shown in aforementioned deed $195,000.00.)

Being also known as 7664 Charlotte Avenue Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7664 Charlotte Avenue, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans:T20150074835 DEEDWARR
Recvd: 09/02/15 11:08 2 pgs
Fees:13.00 Taxes:1008.25
20150902-0089331

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.

Witness 31 hand( ) this the 14th day of August, 2015.

Jeremiah A. Owolabi by MD His Attorney in Fact
Jeremiah A. Owolabi by Michael Dyer his Attorney-in-Fact

Shade Owolabi by MD Her Attorney in Fact
Shade Owolabi by Michael Dyer her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Michael Dyer, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Jeremiah A. Owolabi,** and who acknowledged that she executed the same as the free act and deed of **Jeremiah A. Owolabi.** Witness my hand and official seal this 31st day of August, 2015.

Witness my hand and official seal this the 31st day of August, 2015.

My Commission expires: 9-11-17

Amy C Schleier
Notary Public

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Michael Dyer, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Shade Owolabi,** and who acknowledged that she executed the same as the free act and deed of **Shade Owolabi.** Witness my hand and official seal this 31st day of August, 2015.

Witness my hand and official seal this the 31st day of August, 2015.

My Commission expires: 9-11-17

Amy C Schleier
Notary Public

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY