Record & Return TO:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1582

BILL GARRETT, Davidson County
Trans:T20150081417 DEEDWARR
Recvd: 09/24/15 11:42 2 pgs
Fees:13.00 Taxes:495.80
20150924-0097186

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adeel and Sams Rentals LLC P.O. Box 4019 Brentwood, TN 37024	New Owner	133-11-56.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2015.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Tu Thi Trinh, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adeel and Sams Rentals LLC, a Tennessee limited liability company,** 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 49, RESUBDIVISION OF LOTS 47, 48, 49 OF PARAGON HILLS SUBDIVISION, as shown on plat of record in Plat Book 3500, Page 81, 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 to Hoa Ngoc Nguyen and Tu Thi Trinh by Warranty Deed from Edwin ("Eddie") L. Bryan by and through Mary K. Bryan Attorney-in-Fact and Mary K. Bryan, Trustees Bryan Family Revocable Living Trust Agreement, dated November 29, 2004, recorded on the 20th day of November, 2009 in Instrument No. 20091120-0106966, in the Register's Office of Davidson County, Tennessee.

Hoa Ngoc Nguyen having since died on October 4, 2012 leaving his wife, Tu Thi Trinh as surviving tenant by the entirety .

This is ☒ Improved OR ☐ Unimproved property located at: **330 Elysian Fields Road, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **17th** day of **September, 2015.**

GRANTOR(S)

Tu Thi Trinh

Tu Thi Trinh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tu Thi Trinh** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **17th** day of **September, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019