This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 10/05/15 16:18 3 pgs
Fees:18.00 Taxes:555.00
20151005-0101447

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Guong Nguyen and	**same as new owner**	**133-11-0-104-00**
Toc Phuoc Nguyen		
305 Cathy Jo Drive		
Nashville, TN 37211		

****

That **Dinh Bui and wife, Manh Dang and Trang Bui and husband, Dung Huynh** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Guong Nguyen and Toc Nguyen, joint tenants with rights of survivorship** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Maury County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section Two, Valley View Meadows of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dinh Bui and wife, Manh Dang and Trang Bui and husband, Dung Huynh by Quit Claim deed from Dinh Bui and wife, Manh Dang and Trang Bui of record in Instrument No. 20130404-0033297 Register's Office for Davidson County, Tennessee, dated April 4, 2013 and recorded on April 4, 2013.

This is improved property known as 305 Cathy Jo Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **1st** day of **October, 2015.**

DINH BUI BY TRANG BUI ATTORNEY IN FACT
Dinh Bui by Trang Bui as Attorney In Fact

MANH DANG BY TRANG BUI ATTORNEY IN FACT
Manh Dang by Trang Bui as Attorney In Fact

Trang Bui

Dung Huynh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Trang Bui**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she/he is the "attorney-in-fact" of **Dinh Bui and Manh Dang,** and is authorized by him/her to execute this instrument on his/her behalf, as his/her free act and deed.

Witness my hand and official seal on this **1st** day of **October, 2015.**

Notary Public

Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Trang Bui and Dung Huynh ,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this **1st** day of **October, 2015.**

Notary Public

Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$150,000.00**.

Sworn to and subscribed before me this **1st** day of **October, 2015.**

Affiant

Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Charles Chadwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Charles Chadwell
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Anne Marie English a notary public for this county and state, Charles Chadwell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

AEnglish
Notary's Signature

My Commission Expires: 12-17-18
Notary' Seal (if on paper)

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY