Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1321

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The James Walter Pickle Charitable Foundation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cao Phung and Anne Lu, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete legal description.

Being a portion of the same property the same property conveyed to The James Walter Pickle Charitable Foundation by deed from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, deceased dated December 30, 2003 of record as Instrument Number 20040127-0010070, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 642 Harpeth Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of October, 2015.

The James Walter Pickle Charitable Foundation

BY: Lawrence J. Sacks, President

BILL GARRETT, Davidson County
Trans:T20150091675 DEEDWARR
Recvd: 10/28/15 08:59 2 pgs
Fees:13.00 Taxes:888.00
20151028-0109494

State of Tennessee)
County of Davidson)

On this 8th day of October, 2015, personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Lawrence J. Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the President of the within named The James Walter Pickle Charitable Foundation and that he executed the within instrument as the President of The James Walter Pickle Foundation for the purposes therein contained by signing and executing this instrument on behalf of The James Walter Pickle Charitable Foundation.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$260,000.00~~ mc
240,000.00

Affiant

Sworn and subscribed before me on this the 8th day of October, 2015.

Notary Public

My Commission Expires: 11/05/2018

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Cao Phung 642 Harpeth Bend Drive Nashville, TN 37221	Owner	142-15-0-006.00