G#27875-2

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092830 DEEDWARR
Recvd: 11/02/15 08:38 2 pgs
Fees:13.00 Taxes:518.00
20151102-0110872

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2015.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phong Anh Vu and Tram Ngoc Vu	**"New Owners"**	**172080A04500CO**
7308 Campton Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Nguyen and wife, Lyna Le

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phong Anh Vu and wife, Tram Ngoc Vu

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 No. 45 on the Plan of Hunters Branch, Section Two-B, a Planned Unit Development, as of record in Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Frank Dinh Nguyen, Thao Phuong Thi Nguyen and Hao Dieu Thi Nguyen, by Warranty Deed dated October 24, 1995, from Brenda A. McClellan, unmarried, of record in Book 9846, Page 477, Register's Office for Davidson County, Tennessee. The said Frank Dinh Nguyen and Hao Dieu Thi Nguyen conveyed their interest to Dung D. Nguyen and wife, Tuyen K. Thi Le, by Quitclaim Deed dated September 16, 2004, of record in Instrument No. 20041208-0146571, said Register's Office. And the said Thao Phuong Thi Nguyen conveyed their interest to Dung D. Nguyen and wife, Tuyen K. Thi Le, by Quitclaim Deed dated November 23, 2004, of record in Instrument No. 20041208-0146572, said Register's Office. By Petition for Name Change of record in Instrument No. 20110322-0022355, said Register's Office, the said Dung D. Nguyen (a/k/a Dung Dinh Nguyen) changed his name to John Nguyen. By Petition for Name Change of record in Instrument No. 20110322-0022354, said Register's Office, the said Tuyen K. Thi Le (a/k/a Kim Tuyen Thi Le) changed her name to Lyna Le.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee;

2) Conveyance of common areas to Hunter's Branch Homeowners Association of record in Book 6612, Page 885, said Register's Office;

3) Declaration of Covenants, Conditions and Restrictions of Hunters Branch, of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee;

4) By-Laws of Hunter's Branch Homeowners Association, Inc., of record in Book 6632, Page 429, Register's Office for Davidson County, Tennessee;

5) Charter of Hunter's Branch Homeowners Association, Inc., of record in Book 6632, Page 424, and amended in Book 8923, Page 318, Register's Office for Davidson County, Tennessee;

6) All matters as shown on the Master Plat of record in Book 6250, Page 512, said Register's Office; and,

7) Taxes for the current year which have been prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **1304 Paulson Way, Antioch, TN 37013**.

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 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 my/our hand(s) this 29 day of **October, 2015.**

John Nguyen

Lyna Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Nguyen and wife, Lyna Le,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of **October, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: _____