Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$206,700.00~~ $204,633.00

Affiant

Subscribed and sworn to before me this 31st day of December, 2015.

Notary Public
My Commission Expires: 3/20/18

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

BILL GARRETT, Davidson County
Trans:T20160000324 DEEDWARR
Recvd: 01/04/16 12:36 2 pgs
Fees:13.00 Taxes:757.14
20160104-0000336

15-0365

Address of New Owner:	Send Tax Bills to:	Tax Information:
Duy Hoang	new owner	106 13 0
308 Vivelle Avenue		078.00
Nashville, TN 37210		

WARRANTY DEED

For and in 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

Benjamin Heath Tennant and Amy Kathleen Tennant, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Duy Hoang, a single person,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Glenrose Park, of record in Book 974, Page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Heath Tennant and Amy Kathleen Tennant, husband and wife by Warranty Deed from Nicholas J. Kroes, a single person, dated October 31, 2011 of record in Instrument No. 20111108-0087307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **308 Vivelle Avenue, Nashville, TN 37210.**

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 our hands this 31st day of December, 2015.

Benjamin HeathTennant

Amy Kathleen Tennant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Benjamin Heath Tennant and Amy Kathleen Tennant,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of December, 2015.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
My Commission Expires: 06/24/18