BOX #14

G#28036-2

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160002703 DEEDQC
Recvd: 01/12/16 08:31 2 pgs
Fees:12.00 Taxes:0.00
20160112-0002972

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2016.

Notary Public

My commission expires: J-19, 2019

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL)

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
Phu Dinh Le and Thanh T. Nguyen	**"New Owner"**	**181010A08900**
7201 Sugarloaf Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tam D. Le and wife, Thanh T. Nguyen, and Phong D. Le, a married man, and Quy D. Le, an unmarried man, and Phu D. Le, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Phu Dinh Le, a married man, and Thanh T. Nguyen, a married woman (son and mother), as tenants in common

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 41 on the Plan of Sugar Valley, Section Three, a Planned Unit Development, of record in Instrument No. 20000410-0035743, 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 Tam D. Le and wife, Thanh T. Nguyen and Phong D. Le, unmarried, and Phu D. Le, unmarried, and Quy D. Le, unmarried, by Warranty Deed dated November 30, 2009, from Phuong Ha and wife, Nam Van Luong, of record in Instrument No. 20091203-0110930, Register's Office for Davidson County, Tennessee. The said Phu D. Le being one and the same person as Phu Dinh Le.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF PHONG D. LE'S OR PHU DINH LE'S SPOUSE.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

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

1) All matters shown on the Plan of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Sugar Valley, Section One, a Residential Planned Unit Development, of record in Book 11069, Page 14, and made applicable to Section Three in Instrument No. 20000410-0035790, Register's Office for Davidson County, Tennessee;

3) By-Laws of Sugar Valley Homeowners Association, Inc., of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee;

4) Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20010525-0054824, Register's Office for Davidson County, Tennessee;

5) Charter of Sugar Valley Homeowners Association, Inc., of record in Book 11069, Page 6, Register's Office for Davidson County, Tennessee;

6) Dedication of Easement for a Sanitary Sewer Line of record in Instrument No. 20010404-0032941, Register's Office for Davidson County, Tennessee;

7) All matters shown on the Boundary Plan of record in Book 9700, Page 374, said Register's Office;

8) Conveyance of Common Area to Sugar Valley Homeowners Association, Inc., of record in Instrument No. 20130523-0052431, Register's Office for Davidson County, Tennessee; and,

9) Property Taxes for 2015 and the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **7201 Sugarloaf Drive, Nashville, TN 37211**.

Witness my/our hand(s) this **11th** day of **January, 2016.**

TAM D LE

Tam D. Le

Thanh Tu Nguyen

Thanh T. Nguyen

PHONG D LE

Phong D. Le

Quy D Le

Quy D. Le

Phu D Le

Phu D. Le

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 **Tam D. Le and wife, Thanh T. Nguyen, Phong D. Le, a married man, Quy D. Le, an unmarried man, and Phu D. Le, a married man,** the bargainors, 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 **11th** day of **January, 2016.**

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: J.b 4, 2019