This Instrument Prepared by, & Return To: Charles E. Reed, Attorney at Law 2840 Logan Street, Suite 100 Nashville, TN 37211 Telephone: (615) 864-7452 Fax: (615) 634-8692	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $16,000.00 Affiant Subscribed and sworn to before me, this 7th day of January, 2016 Notary Public My commission expires: 5/08/17	
Address of New Owner:	**Send Tax Bills to:**	**Assessor's Parcel ID:**
Diem The Hoang **717 Warmstone Court** **Nashville, TN 37209**	**NEW OWNER**	**133/15/0A/082.00**

BRADLEY VAL BUXTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Uyen Trang Thi Nguyen (a/k/a Elaine Nguyen)**, a single woman, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Diem The Hoang, and My T. Phan,** husband and wife, by the entireties, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described in the Legal Description attached hereto as Exhibit **A** and incorporated herein.

This conveyance is made subject to the following:

1. Year 2015 taxes, a lien now due and payable; accrued taxes; taxes not yet due and payable but constituting a lien upon the Property; and taxes for subsequent years.
2. All matters of record in the Register's Office of Davidson County, Tennessee, including but not limited to restrictive covenants, building lines and easements of record.

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, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

This property is improved property known as: Pagoda Condominium, 320 Welch Road, Unit N-4
Nashville, TN 37211

WITNESS my hand this 7th day of January, 2016

Uyen Trang Thi Nguyen (a/k/a Elaine Nguyen)

BILL GARRETT, Davidson County
Trans:T20160003771 DEEDWARR
Recvd: 01/14/16 14:50 3 pgs
Fees:18.00 Taxes:59.20
20160114-0004119

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 **Uyen Trang Thi Nguyen (a/k/a Elaine Nguyen)**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2016.

Bradley Val Buxton
Notary Public

BRADLEY VAL BUXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires: 5/08/17

EXHIBIT A

Legal Description

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit N-4, of Pagoda Condominium, a Horizontal Property Regime, created Under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6111, Page 22, as amended in Book 9445, page 492, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominium, as set forth in Exhibit A-2 to said Master Deed, and of record at Book 61111, page 59, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Nam Nguyen by Warranty Deed from World Christian Broadcasting Corp., dated March 20th, 2003, and of record as Instrument 20030320-0037195, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Uyen Trang Thi Nguyen (a/k/a Elaine Nguyen), a single woman, by Warranty Deed from Nam Nguyen and of record as Instrument 20100805-0061840, Register's Office for Davidson County, Tennessee.