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

BILL GARRETT, Davidson County
Trans:T20160007526 DEEDWARR
Recvd: 01/28/16 11:15 2 pgs
Fees:13.00 Taxes:522.44
20160128-0008338

39-B
File #16-1013

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 **Horace Andrew Dawson, unmarried, the son and only heir-at-law of Violet Dawson, deceased,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thuy-Tien Pham Le,** 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:**

Being Lot No. 308 on the Plan of Charlotte Park, Section 6, as of record in Book 2900, pages 7 and 8. Said Lot No. 308 fronts 71.0 feet on the southeasterly side of Sunliner Drive and extends back parallel line, 140.5 feet to a dead line, measuring 71.0 feet thereon.

Being the same property conveyed to Horace W. Dawson and wife, Violet Dawson by Warranty Deed, dated July 8, 1971 and recorded in Book 4518, page 608, Register's Office for Davidson County, Tennessee. Said Horace W. Dawson predeceased said Violet Dawson. Said Violet Dawson is now deceased and she died intestate, leaving her son, Horace Andrew "Andy" Dawson, as her sole heir-at-law.

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: 488 Sunliner Drive, Nashville, TN 37209.

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 25th day of January, 2016.

Horace Andrew "Andy" Dawson
by Regina Lynn Cooper, his Attorney in Fact

Horace Andrew "Andy" Dawson by Regina Lynn Cooper
His Attorney-in-fact

State of Tennessee)
County of Davidson)

On this the 25th Day of January, 2016, before me personally appeared Regina Lynn Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf Horace Andrew Dawson, acknowledged that such persons executed the same as the free act and deed of Horace Andrew Dawson.

Notary Public

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

My commission expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 141,200.00.**

Horace Andrew "Andy" Dawson
by Regina Lynn Cooper, Attorney in Fact
Affiant

Sworn and subscribed before me on this the 25th day of January, 2016.

Notary Public

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

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Thuy-Tien Pham Le	New Owner	090-15-0-037.00
488 Sunliner Drive	7813 Indian Springs Drive	
Nashville, TN 37209	Nashville, TN 37221	