This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150692TN

BILL GARRETT, Davidson County
Trans:T20160010409 DEEDWARR
Recvd: 02/08/16 10:33 2 pgs
Fees:13.00 Taxes:592.00
20160208-0011772

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Thuy-Tien Pham Le	**Thuy-Tien Pham Le**	
7813 Indian Springs Drive	**7813 Indian Springs Drive**	**102-03-13.00**
Nashville, TN 37221	**Nashville, TN 37221**	

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 considerations, the receipt of which is hereby acknowledged, **Barbara J. Cathey, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Thuy-Tien Pham Le, unmarried** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1088 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara J. Cathey by Survivorship Affidavit, of record in Instrument Number 20060420-0045268, dated 4/13/06 and recorded 4/20/06, Register's Office for Davidson County.

Being the same property conveyed to Barbara J. Cathey, unmarried, and Beulah Mae Profitt Lehman, unmarried, as joint tenants with right of survivorship and not as tenants in common, by deed from Marcy C. Helmontaller NKA Mary C. Helmontaller Goins, married, of record in Book 11026, Page 551, dated 7/17/98 and filed 7/20/98, Register's Office for Davidson County.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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/her heirs and assigns, forever;

AND **Barbara J. Cathey** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is

unencumbered, unless otherwise herein set out;

AND **Barbara J. Cathey** further covenants and binds her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **615 Galaxie Drive, Nashville, TN 37209**.

Executed on this 1 day of February, 2016.

Barbara J. Cathey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Barbara J. Cathey**, 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 this 1 day of February, 2016.

A English
Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Jean Knight
Affiant

Sworn to and subscribed to me, the undersigned, this 1 day of February, 2016.

A English
Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY