WARRANTY DEED

File #2016-107

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $206,000.00.

Affiant

Subscribed and sworn to before me on February 24, 2016.

NOTARY PUBLIC
My Commission Expires: 3/10/18

JAMIE C. POLK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah Gossage 6523 Marauder Drive Nashville, TN 37209	Wilson Bank & Trust 1436 West Main Street Lebanon, TN 37087	102-03-0-103.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TAM LONG THI TRAN, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SARAH GOSSAGE, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1229, as shown on the map entitled the Plan of Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANG TAN VO AND WIFE, LONG THI T. TAM AND KHIEM TAN VO, UNMARRIED, by deed from JERRY LEE UPCHURCH AND WIFE, SHEILA GAIL UPCHURCH, of record in Book 10702, page 58, dated November 25, 1997, said Register's Office. The said, Dang Tan Vo a/k/a Vo Tan Dang having since died on or about February 16, 2008, leaving his wife, Long Thi T. Tam a/k/a Tam Long Thi Tran his interest of said property. KHIEM TAN VO N/K/A RYAN VO, conveyed his interest by Quitclaim Deed to LONG THI T. TAM N/K/A TAM LONG THI TRAN, of record in Instrument No. 20130313-0025054, dated March 7, 2013, and by Quitclaim Deed of record in Instrument No. 20160225-0018001, said Register's Office. The said, KHIEM TAN VO having since changed his name to RYAN VO pursuant to the Petition for Name Change granted by the U.S. District Court for the Middle District of Tennessee, dated March 25, 2005. The said, LONG THI T. TAM is one and the same person as TAM LONG THI TRAN.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

Specific Limited Power of Attorney to be recorded simultaneously herewith of record in Instrument No. 20160225-0018002, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160015532 DEEDWARR
Recvd: 02/25/16 10:57 2 pgs
Fees:13.00 Taxes:762.20
20160225-0018003

This is Improved property known as 6523 Marauder 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she 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; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on February 24, 2016.

Grantor:

Tamlong Thi Tran, by Ryan Vo, Her ATTorney in Fact.
Tam Long Thi Tran, by Ryan Vo,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Vo, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Tam Long Thi Tran, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tam Long Thi Tran, the within named bargainor by the said Ryan Vo, as such Attorney-in-Fact.

Witness my hand, at office, this 24th day of February, 2016.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

