## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$300,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF March, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NAZARENE FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Davidson County DEEDWARR
Recvd: 04/05/16 11:14 2 pgs
Fees:13.00 Taxes:1110.00
**20160405-0032447**

**THIS INSTRUMENT WAS PREPARED BY**
**Logos Realty Closing Services Inc.**
215 2nd Aveune, Suite 200
Nashville, TN 37201

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP - PARCEL NO(S) |
|---|---|---|
| Latisha R. Smith | Bank of America, NA | 181-01-0B-151.00-CO |
| (Name) | (Name) | |
| 7404 Tarmac Way | 101 South Tryon Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Charlotte, NC 28255 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EAST WEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LATISHA R. SMITH*** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*-a married woman

Land in Davidson County, Tennessee, being Lot(s) 151, as shown on the map entitled Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, of record in Instrument No. 20060322-0032604, 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 TRUNG T. NGUYEN AND WIFE, JENNY HUYNH, by deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20071206-0141231, dated November 30, 2007, said Register's Office. Further being the same property conveyed to EAST WEST HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TRUNG T. NGUYEN AND JENNY HUYNH, of record in Instrument No. 20140324-0024091, dated March 4, 2014, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Executed by my hand this 31st Day of March 2016.

East West Holdings, LLC, a Tennessee Limited Liability Company

BY: _____
Jenny Huynh Managing Member
STATE OF Tennessee

County OF Davidson

I, Nazarene Frazier, a Notary Public, do hereby certify that Jenny Huynh as Managing Member of East West Holdings, LLC, a Tennessee Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument, as such Managing Member.

Witness my hand and official seal, this the 31st of March, 2016.

_____
Notary Public

My Commission Expires:

(SEAL)

NAZARENE FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-06-2016

**Please return to**
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

**Certificate of Authenticity**

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-06-2020

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary's Seal (If on paper)