Davidson County DEEDWARR
Recvd: 04/20/16 14:33 3 pgs
Fees:18.00 Taxes:925.00
20160420-0038429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 250,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2016.

Notary Public

My commission expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Henry Hung Hei Ho	**United Premier Funding LLC**	**10203019100**
3528 Upton Lane	**2645 N. Berkley Lake Road**	
Nashville, TN 37209	**Duluth, Georgia 30096**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Phong Ngo and wife, Victoria Thao Vy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henry Hung Hei Ho, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Charlotte Park, Sec. 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 8 fronts 63.07 feet on the Northerly side of Upton Lane, and runs back 161.43 feet on the Westerly line and 150 feet on the Easterly line to a dead line in the rear, measuring 99.47 feet

Tract II
Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, a copy of which is attached hereto as follows:

Beginning at a point, said point being located at the rear common corner of Lots Nos. 8 and 9 on the plan of said Section 26; thence with a line perpendicular to the rear lines of said Lots No. 8 and 9, North 48° 10' 12" East, passing a witness line at 255.40 feet, a total distance of 278.40 feet, more or less, to the center of a creek; thence with the center of said creek Southeastwardly 106 feet, more or less, to the point of intersection of the center line of said creek and the Northeasterly extension of the line between Lots Nos. 7 and 8 on the plan of said Section 26; thence with the Northeasterly extension of the line between said Lots Nos. 7 and 8, South 48° 10' 12" West, passing a witness line at 20 feet, more or less, and continuing for a distance of 291.05 feet, making a total of 311.05 feet, more or less, to the rear common corner of said Lots Nos. 7 and 8; thence with the Northeasterly line of said Lot No. 8, North 41° 49' 48" West 99.47 feet to the point of beginning, containing 29,457 square feet, more or less.

Being the same property conveyed to Phong Ngo and wife, Victoria Thao Vy from Jane Craft by Warranty Deed dated October 15, 2012 and of record in Instrument No. 20121017-0095134, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3528 Upton Lane, 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 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 in 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.

Witness my/our hand(s) this 19th day of April, 2016.

Phong Ngo

Victoria Thao Vy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Phong Ngo and Victoria Thao Vy, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2016.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

