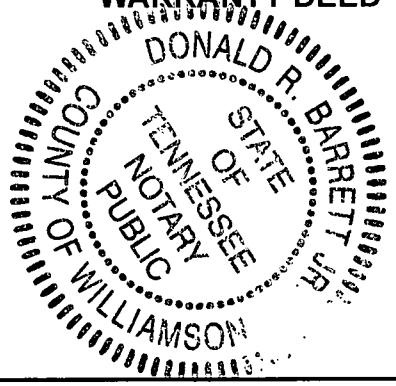
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony Nguyen	NEW OWNER	156 02 0 105.00
(NAME)	(NAME)	
1203 Spring Creek Drive, #1203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160046450 DEEDWARR
Recvd: 06/02/16 10:46 2 pgs
Fees:13.00 Taxes:758.50
20160602-0055551

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Venture Creek, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tony Nguyen, a married man and Truc T. Cam, a married woman,**

joint tenants, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 605 on the plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Book 4860, Page 111, as amended in Book 5051, Page 89, Register's office for Said County, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 605 fronts 72.0 feet on the Southeasterly margin of Goodpasture Terrace and extends back 195.0 feet on the northeasterly line and 191.5 feet on the Southwesterly line to a dead line in the rear, measuring 87.5, feet thereon.

Being the same property conveyed to Venture Creek, LLC, (formerly Pie Truck, LLC) by Quitclaim Deed from Ecton R. Manning, Trustee, dated 12/23/2014 recorded 01/08/2015, of record in Instrument No. 20150108-0002111, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ecton R. Manning, Trustee, with full power and authority to sell, convey and encumber without the joinder of any beneficiary by Warranty Deed from Stephen P. Powers and spouse, Susan J. Powers, dated 09/07/1995 recorded 09/07/1995, of record in Book 9787, Page 910, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters shown on the plat of record in Book 4860, Page 111, as amended in Book 5051, Page 89, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5051, Page 92, Amendment to Restrictive Covenants of record in Book 5197, Page 123, Second Amendment to Restrictive Covenants of record in Book 5228, Page 718, in the Register's Office for Davidson County, Tennessee together with all amendments thereto.
Grant of Transmission Line Easement of record in Book 2271, Page 192, in the Register's Office for Davidson

County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4961, Page 438, in the Register's Office for Davidson County, Tennessee.
Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 property taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 781 Goodpasture Terrace, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 25th day of May, 2016.

VENTURE CREEK, LLC

Donald R. Barrett Jr.
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald R. Barrett Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Venture Creek, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 25th day of May, 2016.

Dorothy E. Welch
Notary Public
My Commission Expires: 4-13-19

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064