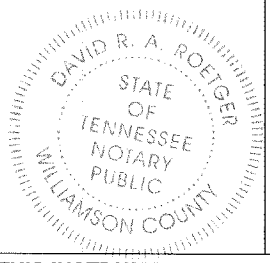
# WARRANTY DEED

**Davidson County DEEDWARR**
**Recvd: 06/07/16 11:38 2 pgs**
**Fees:13.00 Taxes:555.00**
**20160607-0057316**




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Gin Lian Khup | U.S. Bank. N.A. | 134 13 0 097.00 |
| (NAME) | (NAME) | |
| 4808 Jeffery Drive | 3180 Rider Trail South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Earth City, MO 63045 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dom Van Nguyen, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gin Lian Khup, a married 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:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Kenilworth Estates, Section 4, as shown on plat of record in Book 3300, page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dom Van Nguyen, a single person by Warranty Deed from Mary Melissa Jones and Deborah Ann Jones, both unmarried dated May 24, 2005 and recorded May 27, 2005 in Instrument No. 200505270060341, in said Register's Office for Davidson County, Tennessee.

Van T. Gregory, spouse of Dom Van Nguyen, joins in the execution of this instrument for the purpose of conveying any marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-162673FC

unimproved ☐

This is improved ☒ property, known as 4808 Jeffery Drive, Nashville, TN 37211

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, has 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.

Witness our hands this 3rd day of June, 2016.

Dom Van Nguyen

Dom Van Nguyen

Van T. Gregory

Van T. Gregory

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dom Van Nguyen and Van T. Gregory, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018

File Number: NAT-162673FC