Address New Owner:	Map-Parcel Numbers:
THINH DOAN NGUYEN AND THANG DZOAN NGUYEN c/o 477 Rural Hill Road Nashville, TN 37217	Tax (Tax/APN) Parcel Identification Number: 150-01-0-018.00
Send Tax Bills To:	Address of Mortgagee:
THINH DOAN NGUYEN 477 Rural Hill Road	No Mortgage
Nashville, TN 37217	
This instrument prepared by: PHILIP W. DUER, ATTORNEY, # 4647, 1304 Red Oak Drive, Brentwood, Tennessee 37219, Ph: (615) 301-4800.	

BILL GARRETT, Davidson County
Trans:T20160049402 DEEDQC
Recvd: 06/10/16 13:43 3 pgs
Fees:17.00 Taxes:0.00
20160610-0059048

QUITCLAIM DEED
WITH RESERVATION OF LIFE ESTATE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged (and no monetary consideration but for love and affection), I, THINH DOAN NGUYEN, a married person, for the express purpose of creating a life estate in my name with the remainder interest to vest in my son, by these presents do hereby convey, assign, and forever quitclaim unto my son, THANG DZOAN NGUYEN, a single person, his heirs, executors and assigns, any and all of Grantor's remainder right, title, and interest that I may now or forever have in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows reserving unto and in my name a life estate in the described property:

All of that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 217 on the Plan of Edge-O-Lake, of record in Book 3600, Page 43, 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 as conveyed from (double quit claim deed) Norma Burroughs and Anita Dowlen to W. William Davis, as Trustee and W. William Davis as Trustee to Robert E. Potter, Sr. and Anita Dowlen Potter, as described in Instrument 20021028-0131309, Recorded 10/28/2002in DAVIDSON County

Records. Tax/Parcel ID: 150.01-18, and further being the same property as conveyed by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation to Thinh Nguyen (being one and the same as Thinh Doan Nguyen) as of record and as described in Instrument No. 20090921-0087694, Register's Office for Davidson County, Tennessee

This is the improved property known as **477 Rural Hill Road, Nashville, Davidson County, Tennessee 37217.**

Prior Instrument Reference: **20090303-0018555**

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

(Note: The property description herein described is drawn from a deed provided by Grantor to the drafter of this Instrument)

WITNESS the hand of the Grantor, this 6 day of June, 2016.

THINH DOAN NGUYEN
A Married Person\
(Being One and the Same as THINH NGUYEN)

COMES NOW the Wife of Thinh Doan Nguyen, being HANG THI BUI and executes this Quitclaim Deed for the sole and express purpose of conveying an releasing any and all of her marital rights to Grantees as the wife of Thinh Doan Nguyen, including but not limited to dower, curtesy, homestead, elective share, right to take against the Will, and intestate right of distribution as an heir at law.

HANG THI BUI,
A Married Person

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Lee Ann Edwards, a Notary Public in and for said County and State, the within named, THINH DOAN NGUYEN, the Grantor, and HANG THI BUI, wife of Thinh Doan Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein

contained on the day and date above written.

WITNESS my hand and official seal at Williamson, Tennessee this 10th day of June, 2016.

THINH DOAN NGUYEN

HANG THI BUI

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Lee Ann Edwards
Notary Public
My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual monetary consideration for this transfer is -0-. The consideration is love and affection between family members.

AFFIANT

Sworn to and subscribed before me this 10th day of June, 2016.

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

Lee Ann Edwards
NOTARY PUBLIC
My Commission Expires: 3/6/18