Davidson County DEEDWARR Recvd: 07/25/16 08:17 3 pgs Fees:18.00 Taxes:758.50 **20160725-0076000**	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is 205,000.00 Affiant Subscribed and sworn to before me, this ~~18th~~ 20th day of July, 2016. Notary Public My commission expires: SEP 2 0 2016 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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:
Olayinka V Areola	~~**BANCORPSOUTH MORTGAGE CENTER**~~ NEW OWNER	**135140A05600CO**
1204 Orchard Mountain Court		
Antioch, TN 37013		

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,

Truc Cong Le, a married man

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

Olayinka Victoria Areola, a single person

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. 56 on the Plan of Phase Two Pinnacle Point Subdivision, as of record in Plat Book 6900, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cong Van Le and Ha Thi Chi, husband and wife, from HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates Series 2005-3, by Special Warranty Deed August 20, 2010 of record in Instrument No. 20100907-0071153, Register's Office for Davidson County, Tennessee. Cong Van Le and Ha Thi Chi, husband and wife, conveyed their interest to Truc Cong Le, by Quitclaim Deed dated June 14, 2013 of record in Instrument No. 20130703-0069292, Register's Office for Davidson County, Tennessee.

Ngan Thieu enters into the execution of this instrument to convey any and all marital interest in the said property.

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 1204 Orchard Mountain Court, Antioch, TN 37013.

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 18th day of July, 2016.

Truc Cong Le by Duc Le

Truc Cong Le, by Duc Le, Attorney in fact

Ngan Thieu, by Duc Le, attorney in fact

Ngan Thieu by Duc Le

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Duc Le** to me known to be the person who executed the foregoing instrument on behalf of **Truc Cong Le and Ngan Thieu** as their attorney in fact and acknowledged that he/she executed the same for the purposes therein contained as the free act and deed of the said **Truc Cong Le and Ngan Thieu.**

Witness my hand, at office, this 18th day of July, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY