6

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16528

BILL GARRETT, Davidson County
Trans:T20160067717 DEEDWARR
Recvd: 08/05/16 10:47 3 pgs
Fees:18.00 Taxes:795.50
20160805-0081319

Send Tax Bills To:
Shawn Meehan
4025 Hillsboro Pike, Suite 601
Nashville, TN 37215

New Owner is:
Shawn Meehan
4025 Hillsboro Pike, Suite 601
Nashville, TN 37215

MAP: 091-06-0

PARCEL: 346.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tu Van Le and Chanh Thi Pham Le Revocable Living Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shawn Meehan**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5503 Kentucky Ave., Nashville, TN 37209**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

TRACT I - Parcel 091-06-0-346.00 - 5503 Kentucky Avenue:
LAND in Davidson County, Tennessee, being Lot No. 1406 and Lot No. 1408, Block 198, on the Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Tu Van Le and Chanh Thi Pham Le Revocable Living Trust, by Quitclaim Deed from Tu Van Le and Chanh Thi Pham Le, dated 5/2/07 and recorded 5/29/07 in Instrument No. 20070529-0063514; and being the same property previously conveyed to Tu Vanle and Chanhthi P. Le, by Quitclaim Deed from Khanh P. Chau, dated 11/3/97 and recorded 11/10/97 in Book 10679, Page 587; and being the same property previously conveyed to Tu Vanle, Chanhthi P. Le and Khanh P. Chau, by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated 10/25/96 and recorded 11/18/96 in Book 10262, Page 125, in the Register's Office of Davidson County, Tennessee.

CL

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of August, 2016.

GRANTOR(S):
Tu Van Le and Chanh Thi Pham Le Revocable Living Trust

TU VAN LE, TRUSTEE

CHANH THI PHAM LE, TRUSTEE

TU VAN LE, INDIVIDUALLY

CHANH THI PHAM LE, INDIVIDUALLY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tu Van Le and Chanh Thi Pham Le**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Trustees**, of the **Tu Van Le and Chanh Thi Pham Le Revocable Living Trust,** and that they as such Trustees, being authorized to do so, executed the foregoing instrument for purposes therein contained.

Witness my hand and seal on this the 2nd day of August, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tu Van Le and Chanh Thi Pham Le**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of August, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**.

AFFIANT

SWORN TO and subscribed before me this 2nd day of August, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC
My commission expires: 5/8/17