This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16662

BILL GARRETT, Davidson County
Trans:T20160094996 DEEDWARR
Recvd: 10/27/16 10:08 2 pgs
Fees:13.00 Taxes:259.00
20161027-0113606

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37027

New Owner is:
Tram Nguyen
3847 Faulkner Drive
Nashville, TN 37211

MAP: 147-12-0

PARCEL: 111.00

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, **Tuat Nguyen unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Tram Nguyen and Suu Nguyen, wife and husband**, hereinafter referred to as Grantee, their 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: **3847 Faulkner Drive, Nashville, TN 37211**

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

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Ellis Subdivision, Phase 2, of record in Book 11190, Page 105, 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 Tuat Nguyen, unmarried, by Warranty Deed from Kim M. Young and husband, H. Lawrence Young, dated 1/6/06 and recorded 1/9/06 in Instrument Number 20060109-0002704, Register's Office for Davidson County, Tennessee.

TN

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, their 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 himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs

and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of October, 2016.

GRANTOR(S):

TUAT NGUYEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tuat Nguyen unmarried** , 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 26th day of October, 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 **$70,000.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of October, 2016.

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

NOTARY PUBLIC
My commission expires:_____