File No. 316351

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $242,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2016. Notary Public My commission expires: 8.21.17
(Notary Stamp)	

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Mitchell A. Wattts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160105814 DEEDWARR
Recvd: 12/01/16 14:31 2 pgs
Fees:13.00 Taxes:895.40
20161201-0126216

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hoangan N. Nguyen	**New Owner**	**090-16-0-196.00**
516 Achievement Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paul G. Ketteman, Trustee of the Helen Ketteman Smith Trust u/a/d April 15, 2013

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hoangan N. Nguyen, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 498 on the Plan of Charlotte Park, Section Seven of record in Plat Book 2663, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 498 fronts 95.0 feet on the Easterly side of Achievement Drive and extends back 137.6 feet on the Northerly line and 130.2 feet on the Southerly line to a line in the rear on which it measures 58.0 feet.

BEING the same property conveyed to Paul J. Ketteman, Trustee of the Helen Ketteman Smith Trust u/a/d April 15, 2013, by Quitclaim Deed from Helen Ketteman Smith, unmarried, of record as Instrument No. 20140115-0004183 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 516 Achievement Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of November, 2016.

Paul G. Ketteman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul G. Ketteman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed his name above in his capacity as Trustee.

Witness my hand and official seal this 30th day of November, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316351