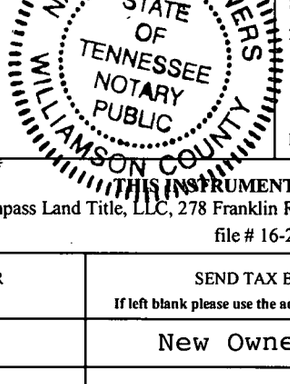
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 02/26/17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2717B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bansa Vetvong and Uyen Tran	New Owner	114-00-0-110-00
7455 Charlotte Pike		
Nashville, TN 37209-5001		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN W. HITE, III AND WIFE, DONNA H. HITE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BANSA VETVONG AND UYEN TRAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 35th District of the Metropolitan Government of Nashville and Davidson County, Tennessee, formerly the 8th Civil District of Davidson County, Tennessee and more particularly described according to a survey by James A. Hamilton, Jr., Surveyor, dated December 13, 1947 as surveyed for Mr. Robert Fred Heer, said survey not of record and described as follows:

Beginning at a steel bar on the South side of U.S. Highway 70 N, also known as Charlotte Pike as relocated, said bar being in the center of the Old Sawyer Brown Road, now abandoned; thence South 6 deg. 0 deg. East 351.2 feet, more or less (as per deed and S 03 deg. 12' 41" E. 353.46 feet as per lot survey by Phillip E. Holmes, Jr. dated 10/15/98), to a railroad stake which marks the Southeast corner of the J. J. Heer tract; thence North 87 deg. 55' 24" West 92.53 feet, as per deed, (and N. 84 deg. 15' 17" W. 91.80 feet as per said lot survey by Phillip E. Holmes, Jr.) to a stake marking the Southeasterly corner of the Robert Fred Heer tract; thence North 11 deg. 30 min. West 249 feet as per deed (and S. 08 deg. 34' 29" E. 247.73 feet as per said survey) to a point on the Southern margin of U.S. Highway 70 N; thence North 45 deg. 53' East along said Southern margin of said Highway, 146.7 feet to the point of beginning, more or less.

Being the same property conveyed to John W. Hite, III and wife, Donna H. Hite by warranty deed from Marion J. Williams and wife, Nellie J. Williams of record in Instrument No. 20041216-0149742 Register's Office for Davidson County, Tennessee, dated 12/10/2004 and recorded on 12/16/2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Driveway Agreement of record in Book 6665, Page 187, in the Register's Office for Davidson County, Tennessee.

This is property known as 7455 Charlotte Pike, Nashville, TN 37209-5001

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 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.

BILL GARRETT, Davidson County
Trans:T20160113702 DEEDWARR
Recvd: 12/27/16 14:36 2 pgs
Fees:13.00 Taxes:952.75
20161227-0135820

Witness my hand on the 9th day of December, 2016.

John W. Hite, III

Donna H. Hite

Donna H. Hite

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOHN W. HITE, III AND DONNA H. HITE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of December, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2717B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027