RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M175906

BILL GARRETT, Davidson County
Trans:T20170009354 DEEDWARR
Recvd: 02/01/17 10:32 2 pgs
Fees:13.00 Taxes:462.50
20170201-0010607

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175906

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Amanda Vaught
Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 31st day of January, 2017.

Deborah L Bissell
Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vincent X. Huong PSC 41 Box 2096 APO, AE 09464	NEW OWNER	050-10-0-101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Vo N. Ngo and wife, Thanh Le Kim**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vincent X. Huong, a married man**, 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. 2, VILLAGE BY THE CREEK, SECTION ONE, REVISED, as shown on plat of record in Plat Book 6200, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Alfred Vasquez and Ana Vasquez, wife and husband to Vo N. Ngo and Thanh Le Kim, husband and wife, as recorded on the 8th day of October, 2013 in Instrument No. 20131008-0105393, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Vo N. Ngo and Thanh Le Kim, husband and wife to Princeusa LLC, as recorded on the 26th day of November, 2013 in Instrument No. 20131126-0121481; and further conveyed by Quitclaim Deed from Princeusa, LLC to Vo N. Ngo and wife, Thanh Le Kim, as recorded on the 8th day of May, 2015 in Instrument No. 20150508-0042267, in the Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3431-3433 Brick Church Pike, Nashville, TN 37207

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever 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, Grantor has executed this instrument on this 31st day of January, 2017.

Vo N. Ngo

Thanh Le Kim

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Vo N. Ngo and Thanh Le Kim**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2017.

Notary Public
My Commission expires: 5/5/2020

