This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDWARR
Recvd: 02/01/17 15:08 3 pgs
Fees:18.00 Taxes:536.50
20170201-0010915

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 145,000.00

Hy Thi Phan Tinh Van Dao
Affiant Signature

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

Notary Public

My Commission expires 7/2/17

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Teo V. Dao
Tinh Van Dao
309 Foxglove Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 13316024600

WARRANTY DEED

17NT000020

Effective the 31st day of January, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

TINH VAN DAO AND HY THI PHAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TEO V. DAO AND TINH VAN DAO

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF FOXGLOVE SUBDIVISION, RESUBDIVISION OF LOT 32, HIGHWAY ACRES OF RECORD IN PLAT BOOK 6200, PAGE 997, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TINH VAN DAO AND HY THI PHAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP BY QUIT CLAIM DEED FROM TEO VAN DAO, TUNG VAN DAO, HAI VAN DAO, THANH VAN DAO, TINH VAN DAO AND HY THI PHAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP AS RECORDED 7-9-03 AS INSTRUMENT NO. 20030709-0094728.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
309 FOXGLOVE DR., NASHVILLE, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 31st day of January, 2017.

Tinh Van Dao

Tinh Van Dao

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Tinh Van Dao, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of January, 2017.

Notary Public

My commission expires: 7.2.17

Hy Thi Phan

Hy Thi Phan

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hy Thi Phan, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of January, 2017.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My commission expires: 7.2.17

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY