Box 10-B

BILL GARRETT, Davidson County
Trans: T20170031700 DEEDWARR
Recvd: 04/17/17 10:47 2 pgs
Fees: 13.00 Taxes: 658.60
20170417-0036764

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **THANH PHUNG, ET UX** | **MORTGAGE SOLUTIONS OF COLORADO, LLC** | **171-04-0A-043.00-CO** |
| (NAME) **5404 BROWNSTONE DRIVE** | (NAME) **5455 N. UNION BLVD.** | |
| (ADDRESS) **BRENTWOOD, TN 37027** | (ADDRESS) **COLORADO SPRINGS, CO 80918** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MINH NGUYEN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THANH PHUNG AND BAO Q. PHUNG, WIFE AND HUSBAND,** 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. 88 on the Plan of Section One, Brownstone, of record in Plat Book 9700, Page 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Minh Nguyen, unmarried, from Binh T. Nguyen and wife, Ly B. Du, by deed dated April 30, 2007, of record in Instrument No. 20070502-0052484, said Register's Office.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 9700, Page 496 and 497; Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 10658, Page 952, and amended in Instrument No. 20010118-0005696; Storm Water Detention Agreement of record in Book 10951, Page 689: and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

Unimproved ( )
This is improved( X ) property, known as **5404 BROWNSTONE DRIVE, BRENTWOOD, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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.

Witness our hands this 4 day of 4 April, 2017.

MINH NGUYEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Minh Nguyen**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of April, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public