BILL GARRETT, Davidson County
Trans:T20170046284 DEEDQC
Recvd: 06/01/17 08:48 2 pgs
Fees:12.00 Taxes:0.00
20170601-0054267

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 170411697**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 23 day of May, 2017. _____ Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Vincent Phamvan and Erin A. Phamvan 1431 14th Avenue South Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 105050F00200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Vincent Phamvan, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Vincent Phamvan and Erin A. Phamvan, husband and wife,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit B of 1429 14th Avenue South Townhomes, as shown of record in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131007-0105324, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Vincent Phamvan, an unmarried man by Warranty Deed from Kee Capital Group, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of July, 2014 in Instrument No. 20140703-0058778, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1431 14th Ave. S. Nashville, TN 37212.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 23 day of May, 2017.

Vincent Phamvan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vincent Phamvan,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of May 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018