BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170058505 DEEDWARR
Recvd: 07/10/17 10:17 2 pgs
Fees:13.00 Taxes:592.00
20170710-0068847

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 $160,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2017.

Lee A. Cohen
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
TOAN TU THI HA MAI LE, ET AL	**SAME**	**102-03-0-115.00**
(NAME) **529 LANDAU DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(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, BACH MAI THI HA LE, A/K/A BACH MAI THI LE, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOAN TU THI HA MAI LE, UNMARRIED AND TUONG MAI THI HA LE, MARRIED, AS TENANTS IN COMMON,** 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(s) 1263, as shown on the map entitled Charlotte Park, Section XVIII, of record in Plat Book 3600, Pages 51and 52, 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 TAN KHOA NGUYEN AND WIFE, BACH MAI THI HA LE, by deed from XUAN TAN NGUYEN AND WIFE, RUOC THI NGUYEN, of record in Instrument No. 200006260063323, dated June 26, 2000, said Register's Office.

Being the same property conveyed to NI MINH LE AND WIFE, LA THI MAI, by quitclaim deed from TAN KHOA NGUYEN AND WIFE, BACH MAI THI HA LE, of record in Instrument No. 20060328-0035135, dated March 28, 2006, and Affidavit of Scrivener's Error in Instrument No. 20060420-0045305, dated April 20, 2006, said Register's Office.

Being the same property conveyed to BACH MAI THI HA LE A/K/A BACH MAI THI LE, MARRIED, by quitclaim deed from NI MINH LE AND WIFE, LA THI MAI, ofrecord in Instrument No. 20091124-0108167, dated November 23, 2009, said Register's Office.

This conveyance is subject to and any and all easements, restrictions and conditions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

The Grantees do hereby assume property taxes for 2017.

****This is not the principal residence of the Grantor.****

Unimproved ( )
This is improved(X) property, known as **529 LANDAU DRIVE, NASHVILLE, TN 37209**
(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 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. 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 my hand this 8th day of July, 2017.

BACH MAI THI HA LE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bach Mai Thi Ha Le, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 2017.

Commission expires: **NOVEMBER 5, 2018**

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

Notary Public