THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621164** Karen Johnson Davidson County Batch# 284366 **DEEDWARR** 09/11/2019 01:53:56 PM 2 pgs Fees: $13.00 Taxes: $703.00 20190911-0092017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Lee Phan and Phuc Thi Bui 1035 Percy Warner Blvd Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-06-363.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Qui Van Nguyen, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lee Phan and Phuc Thi Bui, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Being Lot No. 6 on the Plan of Whitsett Subdivision, of record in Book 5200, Page 94, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Qui Van Nguyen and wife, Xuan Chau Nguyen by Warranty Deed from Bill D. Saunders and wife, Linda A. Saunders, recorded on the 10th day of November, 1994 in Deed Book 9517, Page 448, in the Register's Office of Davidson County, Tennessee.

Xuan Chau Nguyen having since died on June 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITSETT SUBDIVISION, as recorded in Plat Book 5200, Page(s) 94.

This is improved property located at 84 Whitsett Road Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

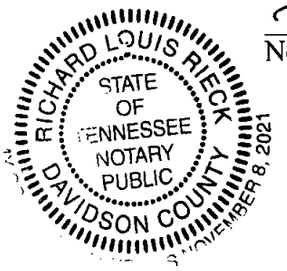
IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2019.

Qui Van Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Qui Van Nguyen, 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 6th day of September, 2019.



Notary Public