This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192445B **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$222,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of December, 2019. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, 2019, among:

DND HOLDINGS, LLC, A TENNESSE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 332384 DEEDWARR
12/19/2019 10:32:06 AM 2 pgs
Fees: $13.00 Taxes: $823.25

20191219-0131005

AND

VY VU, MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Monte Carlo, Section V, of record in Plat Book 6250, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn L. Sloan by Warranty Deed from Angela R. States and husband, Kevin R. States, of record in Instrument No. 20140321-0023632 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 21, 2014.

Being the same property conveyed to C & C Residential Properties Inc., by Warranty Deed from Carolyn L. Sloan, unmarried of record in Instrument No. 20190529-0050790 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 29, 2019.

Being the same property conveyed to Music City Holding, LLC, a Texas limited liability company, by Warranty Deed from C & C Residential Properties INC, a Texas Corporation, of record in Instrument No. 20190715-0068516 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019.

Being the same property conveyed to DND Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190715-0068517 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 15, 2019.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

DND Holdings, LLC

BY: _____
Dianne Hunziker, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Dianne Hunziker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **DND Holdings, LLC** the within named bargainor, and that he/she as such **Member** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its **Member**.

Witness my hand and official seal this 17th day of December, 2019.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

BY: _____
Dena Willis, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Dena Willis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **DND Holdings, LLC** the within named bargainor, and that he/she as such **Member** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its **Member**.

Witness my hand and official seal this 17th day of December, 2019.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Vy Vu
Address: 308 Cedarcreek Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: CapStar Bank
Address: 2002 Richard Jones Road Suite 300A
City, State, Zip: Nashville, TN 37215

Tax ID: 173-01-0-238.00