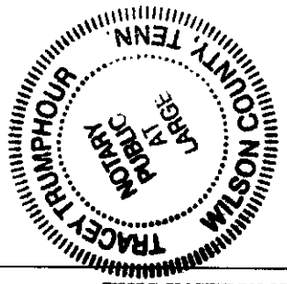
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF ~~DECEMBER~~, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Return to

Davidson County DEEDWARR
Recvd: 12/10/02 09:51 2pgs
Fees:13.00 Taxes:506.72

20021210-0151992

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Quynh T Nguyen | U.S. Bank N.A. | Map 062020A32800 |
| (NAME) 3145 Barksdale Harbor Drive | (NAME) 4801 Frederica Street | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Owensboro Kentucky 42301 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Cain Properties, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quynh D Nguyen and Phuoc Le, 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:

BEING Lot No. 300 on the Plan for River Trace Estates, Phase 2, Section 6, as shown by plat of record in Plat Book 200106050058135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cain Properties, Inc. by deed from Pennington Mills, LLC. of record in Instrument # 200208130097683, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Deed Book 6851, Page 363, Book 6851, Page 370, Book 6982, Page 747, Book 10500, Page 444, Book 10292, Page 51, Book 10792, Page 822, Instrument #200111260128569 and Instrument #200008100079498, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement as shown of record in Deed Book 1163, Page 341, Book 2022, Page 83, Book 3959, Page 595, Book 7030, Page 798, Register's Office for said County.

Quitclaim deed to HOA of record in Book 7907, Page 168

Agreement of record in Book 6583, Page 698 and Book 7030, Page 798

Plat sets out By-Laws as shown of record in Deed Book 6851, Page 1390, Register's Office for said County.

Storm water Det. Easement as shown of record in Deed Book 10357, Page 925, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3145 Barksdale Harbor Drive, Nashville, TN 37214

(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, 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 our hands this 6th day of December, 2002.

Cain Properties, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P Cain, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, Robert P Cain, III as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P Cain, III as such President

Witness my hand and official seal this 12/6/02

My Commission Expires: 1-23-06 _____
Notary Public



**File Number2211065**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122