FILE BOX 45

File No. 260901243

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEMPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/27/06 09:58 2 pgs
Fees:13.00 Taxes:980.13
20060927-0119379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quyen T. Nguyen	SunTrust Mortgage, Inc.	142-13-0-B-120.00-CO
(NAME)	(NAME)	
924 Glenridge Lane	201 Fourth Ave. N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville ' TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Susan B. Hare, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Hanh Doan and~~ Quyen *Nguyen, and Hanh Doan HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*T.

Land in Davidson County, Tennessee, BEING Lot No. 120 on the Plat of First Revision, Riverside, Phase 3, as shown by Instrument Number 20010404-0032691, 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 Susan B. Hare by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, of record in Instrument No. 20021023-0129840, filed for record on 10/23/2002 in the Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20010404-0032691, Register's Office of said County.

Declaration of Covenants, Conditions and Restrictions as shown of record in Book 7185, Page 619, Book 7405, Page 780, Book 8104, Page 211, and Book 11063, Page 996, Register's Office for said County.

Waterline Easements as shown of record in Book 6970, Pages 275 and 281, Register's Office for said County.

Easement of Public Utilities as shown of record in Book 6970, Page 278, Register's Office for said County.

Easements as shown of record in Book 7103, Page 48 and in Book 7803, Page 642, Register's Office for said County.

All matters contained in subdivision Boundary Plat as shown of record in Book 6900, Page 490, Register's Office for said County.

Easement to Metropolitan Government of Nashville as shown of record in Book 6972, Page 45, Register's Office for said County.

Easements as shown of record in Deed Book 7574, Page 645 and in Book 7489, Page 638, Register's Office for said County.

Agreement as shown of record in Book 7400, Page 645, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7829, Page 703, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 924 Glenridge Lane, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 26th day of September, 2006.

Susan B. Hare

Susan B. Hare

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Susan B. Hare the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of September, 2006.

Commission expires: Aug. 20, 2008

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 260901243

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027