WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ken Huynh	Peoples Home Equity	058090a08700co
(NAME)	(NAME)	
1071 Rambling Brook Road	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Taylor Daul and Angelin Daul, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ken Huynh and Nhu Men Ho, 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 No. 79, on the Plan of Creekside Trails, Phase 4, of record in Instrument Number 20050405-0037383, 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 Taylor Daul and Angelin Daul, husband and wife, by deed from David M. Blake, II, unmarried of record in Instrument Number 20121004-0090834, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, including By Laws, of record in Instrument Number 20000915-0092002, Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions in Instrument Number 20011025-0117168, Second Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions in Instrument Number 20020828-0103983, Third Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions in Instrument Number 20041229-0153372, Fourth Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions in Instrument Number 20061120-0143523, Charter and Articles of Organization in Book 10871, Page 532, and Charter of Eatons Creek Park Homeowners Association in Instrument Number 20011126-0128291, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1071 Rambling Brook Road, Nashville, TN 37218

(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.

BILL GARRETT, Davidson County
Trans:T20130068576 DEEDWARR
Recvd: 08/09/13 10:53 2 pgs
Fees:13.00 Taxes:662.30

20130809-0083795

Witness our hands this 5th day of August, 2013.

Taylor Daul

Angelin Daul

STATE OF TENNESSEE

COUNTY OF

On this 5th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Taylor Daul and Angelin Daul**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-3-16

Notary Public,

