Davidson County DEEDWARR
Recvd: 07/09/14 13:24 2 pgs
Fees:13.00 Taxes:684.50
20140709-0060418

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061170**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2014. Notary Public My Commission Expires: 12-18-2017

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

WARRANTY DEED

Address New Owner: Samuel W. Doughty, Jr. and Rebecca L. Doughty 8056 Settlers Way Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0-A-044.00 CO

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, **Uyen Luc, unmarried, also known as Christina Uyenthi Luc** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel W. Doughty, Jr. and Rebecca L. Doughty, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44, BOONE TRACE AT BILTMORE, PHASE ONE, as shown on plat of record in Plat Book 7900, Page 667, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Man Luc, a married man to Uyen Luc as recorded on the 26th day of April, 2011 in Instrument No. 20110426-0031828 and Warranty Deed from James M. Buchanan and wife, Joyce E. Buchanan to Uyen Luc, unmarried and Man Luc, a married man as recorded on the 5th day of May, 2000 in Instrument No. 200005050045554, in the Register's Office of Davidson County, Tennessee. Uyen Luc is one and the same as Christina Uyenthi Luc.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOONE TRACE AT BILTMORE, PHASE ONE, as recorded in Plat Book 7900, Page(s) 667.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813 and Instrument No. 20010717-0075902.

Charter of Homeowners Association recorded in Book 9607, Page 534.

Easement for Public Utilities, recorded in Instrument Nos. 20071116-0134581 and 20040204-0013636.

Conveyance to Homeowners Association for open space/common areas recorded at Instrument No. 20011119-0126831.

Subject to flow of Creeks, Streams and Rivers.

This is improved property located at 8056 Settlers Way Nashville TN 37221.

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 8th day of July, 2014.

Uyen Luc also known as ~~Christina~~ Uyenthi Luc

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Uyen Luc,*with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2014.

*also known as Christina Uyenthi Luc

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122