BILL GARRETT, Davidson County
Trans:T20140067866 DEEDWARR
Recvd: 09/11/14 13:54 2 pgs
Fees:13.00 Taxes:971.25
20140911-0083421

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,500.00.

Affiant

Subscribed and sworn to me on September 9, 2014.

NOTARY PUBLIC

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27788SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thao H. Huynh 6761 Sugar Hill Drive Nashville, TN 37211	New Owner	181-1-A-130 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patrick T. Barton and wife, Katie M. Barton**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Thao H. Huynh,** an unmarried man , hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 184, on the Plan of Section Four, Sugar Valley, a Planned Unit Development of record in Book 9700, page 374, as amended in Instrument No. 20000523-0051444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick T. Barton and wife, Katie M. Barton by deed from Roger P. Best and wife, Barbara A. Schmidt, now Best, dated May 12, 2006, of record on May 19, 2006, in Instrument No. 20060519-0058785, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive Covenants contained in Book 11069, page 14, Book 11761, page 279, and as Instrument Nos. 20000410-0035790, 200005230051637, 20030708-0093537, 200402030013041 and conveyance of open space in Instrument No. 20130523-0052431, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 11069, page 24, of record in Register's Office for Davidson County, Tennessee.

4. Matters shown on Plan of record in Book 9700, page(s) 374, as amended as Instrument No. 20000523-0051444, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Sugar Valley Homeowners Association, Inc. of record in Book 11069, page 6, Register's Office for Davidson County, Tennessee.
6. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
7. Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.
8. Rights of others in and to the common areas.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at **6761 Sugar Hill Drive, Nashville, TN 37211.**

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on September 9, 2014.

Patrick T. Barton

Katie M. Barton

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Patrick T. Barton and Katie M. Barton to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 9, 2014.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE