WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/10/15 14:57 3 pgs
Fees:18.00 Taxes:777.00
20151110-0114528

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ermiyas Belayneh	US Bank, NA	
(NAME)	(NAME)	
742 Bell Road	150 4th Ave N, 3rd Fl	Map / Parcel-176050B04800CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, we, **Dai Thi Trang Nguyen, a married woman and Vi Nguyen Tuong Nguyen, an unmarried woman, as joint tenants with right of survivorship** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ermiyas Belayneh, a single man**, hereinafter called the GRANTEE(S), their heirs and/ or 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. 143 on the Plan of Hickory Woods Estates, Section "C", as of record in Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dai Thi Trang Nguyen, a married woman, and Vi Nguyen Tuong Nguyen, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Lan Bach Thi Nguyen, an unremarried widow, dated 11/07/2013, recorded 11/08/2013 of record in Instrument No. 20131108-0115871, in the Register's Office for Davidson County. Tennessee. The said Viet Van Pham died on 07/15/2001, leaving the said Lan Bach Thi Nguyen the sole surviving tenant by the entirety.

Dang M. Hua joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters shown on the plat of record in Plat Book 6900, Page 885-887, Covenants, conditions, easements and restrictions recorded of record in Book 7823, Page 857, of record in Book 7857, Page 94, re-recorded of record in Book 7876, Page 75, By-Laws of Hickory Woods Homeowners Association of record in Book 7932, Page 648, Correction to Declarations of Covenants, Conditions and Restrictions of record in Book 9616, Page 470, Corrected Declaration of Covenants, Conditions and Restrictions of record in Book 9616, Page 477, Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187, and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9764, Page 44, Amendment to the Bylaws of record in Instrument No. 20001207-0120450, Hickory Woods Estates Rules and Regulations of record in Instrument No. 20010614-0062709 and of record in Instrument No. 20011015-0111957, Hickory Woods Estates Homeowners Association Architectural Review Committee of record in Instrument No. 20010614-0062710, Amendment to Rules and Regulations of Hickory Woods Estates of record in Instrument No. 20031010-0150800, Agreement for Dedication of Easement of record in Book 4435, Page 20, Deed of Easement of record in Book 4725, Page 961, Agreement for Dedication of Easement of record in Book 6952, Page 830. of record in Book 7145, Page 614 and of record in Book 7145, Page 618, Easement contained Warranty Deed of record in Book 7224, Page 642, Easement contained in Deed of Conveyance of record in Book 8169, Page 564, of record in Book 8169, Page 588, Grant of Transmission Line Easement of record in Book 9632, Page 973, Agreement for Dedication of Easement of record in Book 9790. Page 311, Grant of Anchor Easement of record in Book 10153, Page 990, Right of Way Agreement of record in Book 5897, Page 209, Articles of Incorporation of Hickory Woods Homeowners Association of record in Book 7857, Page 87 and re-recorded of record in Book 7876, Page 67, Charter of record in Book 9680, Page 319. and Quitclaim Deed of Open space of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.

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 6048 Firelight Trail, Antioch, TN 37013
(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/or 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/or 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 9th day of November, 2015.

Dai Thi Trang Nguyen

Vi Nguyen Tuong Nguyen

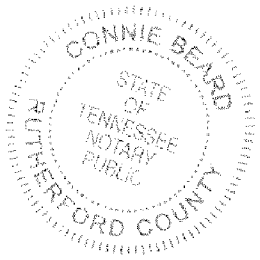
Dang M. Hua

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dai Thi Trang Nguyen and Dang M. Hua and Vi Nguyen Tuong Nguyen 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 and Official seal this 6th day of November, 2015.

Notary Public
My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

