G#28418-2 BOX #14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047457** BILL GARRETT, Davidson County Trans:T20160046376 DEEDWARR Recvd: 06/02/16 09:41 2 pgs Fees:13.00 Taxes:950.90 20160602-0055437	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2016. JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 2/13/17

WARRANTY DEED

Address New Owner: Kevin Nguyen 100 SUNDOWN DR Antioch TN 37013-4677	Send Tax Bills To: "New Owner"	Tax Information: Tax Parcel ID No. 182-01-0A-043.00 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, **William H. Conger Jr., unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Nguyen, an unmarried man**("Grantees"), its 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 No. 200 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070607-0068102, 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 William H. Conger, Jr., married by Warranty Deed from On Point Construction Company, Inc., a Tennessee corporation, recorded on the 25th day of January, 2012 in Instrument No. 20120125-0006787, in the Register's Office of Davidson County, Tennessee.

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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 1, SUNSET HILLS, RS=10 SUBDIVISION, CLUSTER LOT OPTION, as recorded in Instrument No. 20070607-0068102.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos 20070605-0067129 and 20110203-0009586, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Charter of Sunset Hills Homeowners Association, Inc. recorded at Instrument No. 20070605-0067128.

Easement for Underground Sanitary Sewer Service Line & Maintenance Agreement, recorded in Instrument No. 20070710-0082048.
Easement for Right-of-way, recorded in Instrument No. 20071109-0132386.

Agreement for Dedication of Easement for Private Sanitary Sewer Service Line as set forth in instrument recorded in Instrument No. 20100721-0057063.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060405-0039475.

Conveyance of common areas recorded at Instrument No. 20080211-0013604.

This is improved property located at 100 SUNDOWN DR Antioch TN 37013-4677

100 Sundown Drive, Cane Ridge, TN 37013 also known as 100 Sundown Drive, Antioch, TN 37013

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 31st day of May, 2016.

William H. Conger Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Conger Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Notary Public

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

my commission expires: 02/26/17