File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160060999 DEEDWARR
Recvd: 07/15/16 14:30 2 pgs
Fees:13.00 Taxes:795.50
20160715-0073053

W & I Ref: (DM) Title No.: 58383
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amber Nguyen 5647 Hickory Park Drive Cane Ridge, TN 37013	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle RCN6 Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 174010A03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rick Caruthers and Jacque Caruthers, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amber Nguyen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Rivendell Woods Phase One Section Three of record in Instrument No. 20080220-0016770, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rick Caruthers and Jacque Caruthers, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 28, 2008 and recorded on September 2, 2008 of record in Instrument No. 20080902-0089521, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20080220-0016770, said Register's Office, which Plan shows a 20, foot minimum building setback line and public utility and drainage easement from Hickory Park Drive, together with additional setback lines a proposed 100 year flood plain along the rear line of said lot, and an existing 100 year flood plain along the front line of said lot. And a 3 foot pedestrian easement located on the front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070607-0068416, amended in Instrument No. 20080722-0074876, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5647 Hickory Park Drive, Cane Ridge, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2016.

Rick Caruthers **Jacque Caruthers**

State of Tennessee

County of Davidson

On this 14th day of July, 2016, before me the undersigned authority, personally appeared Rick Caruthers and Jacque Caruthers, 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 the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 14th day of July, 2016.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019