WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160077193 DEEDWARR
Recvd: 09/02/16 11:14 2 pgs
Fees: 13.00 Taxes: 1176.60
20160902-0092548

J-AH-16-533-I

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-28-2019 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thanh Nguyen and Thu Cuc Cao	**Current Owner**	
(NAME) **1100 Smithville Hwy. Ste. 130**	(NAME)	**114-07-0B-024.00-CO**
(ADDRESS) **McMinnville, TN 37110**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **AMY L. REHA F/K/A AMY L. EHRESMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THANH NGUYEN AND THU CUC CAO,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Section One, Westchase, R20 Residential P.U.D. of record in Plat Book , Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy L. Ehresman, an unmarried woman by Warranty deed from Paul A. Francisco and Candice B. Francisco, husband and wife of record in Instrument No. 20131017-0108279 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 17, 2013.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record as Instrument Number 20021203-0148525.
- Covenants, Conditions and Restrictions of record in Instrument Number 20021126-014638.
- Conveyance of common areas to HOA of record in Instrument Number 20060921-0117333.
- TVA Line Easement of record in Book 751, Page 374, and Book 787, Page 13, Book 787, Page 14 and in Instrument No. 20100219-0012994.
- Sewer Line Easement of record in Instrument Number 20021028-0131574, and Book 5222, Page 720.
- Public Utilities Easement of record in Book 8626, Page 852, and Instrument Number 20021104-0134795.
- Ingress and Egress Easement of record in Book 2482, Page 315.
- Rules and Regulations of record in Instrument Number 20151210-0124243 and in Instrument No. 20160308-0021966.
- Restrictions of record as Instrument Number 20131017-0108279.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **533 Wheatfield Way , Nashville, Tennessee 37209-5023**.

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 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 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 my/our hand(s) this the 30th DAY OF AUGUST, 2016.

Amy L. Reha

David Reha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY L. REHA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID REHA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212