WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095938 DEEDWARR
Recvd: 10/31/16 11:23 2 pgs
Fees:13.00 Taxes:488.40
20161031-0114733

G-VRES-16-3537-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Cuong V. Luong and Kim Oanh Thi Dang	**NEW OWNER**	
(NAME)	(NAME)	**134-09-0-126.00**
9712 Concord Ridge Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JOHN DAVID REYNOLDS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CUONG V. LUONG AND KIM OANH THI DANG, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Final Plat Phase Two, Section One, Woodland Hills of record in Plat Book 7900, Page 408 and Surveyors Certificate of Correction recorded in Book 10453, Page 839, 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 John David Reynolds, unmarried by Warranty deed from Matt J. Little, single of record in Instrument No. 20040827-0103967 Register's Office for Davidson County, Tennessee, dated August 24, 2004 and recorded on August 27, 2004.

This conveyance is subject to:
- Taxes for subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 408 and Surveyors Certificate of Correction recorded in Book 10453, Page 839, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9055, Page 943, Register's Office for Davidson County, Tennessee.
- Easement for Road Right of Way of record in Book 3103, Page 37, in the Register's Office for Davidson County, Tennessee.
- Easement for Railroad Detour of record in Book 3504, Page 619, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Book 7262, Page 388 and Book 8337, Page 556, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10461, Page 735 and Book 10461, Page 740, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20040827-0103967 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3537 Paragon Drive , Nashviile, Tennessee 37211-7502**.

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 26th DAY OF OCTOBER, 2016.

John David Reynolds by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN DAVID REYNOLDS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN DAVID REYNOLDS.

Witness my hand and official seal, this the 26th of October, 2016.

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



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