Davidson County	DEEDWARR
Recvd: 11/03/16 10:14	3 pgs
Fees:18.00 Taxes:703.00	
20161103-0116356	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099181** SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018 165836	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Teresa Smith Affiant Subscribed and sworn to before me, this 21st day of October, 2016. Shelly M Smith Notary Public My Commission Expires: 4-24-18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ba Thang 1141 Blairfield Drive Antioch TN 37013-3919	U.S. Bank 7601 Penn Ave South, Ste A1 Richfield, MN 55423	Tax Parcel ID No. 174-11-0A-142.00-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, **Henry Grady Cole, III and Crystal Capps, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ba Thang,** A married man, ("Grantees"), their 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. 434 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three of record in Plat at Instrument No. 20010606-0059239 and revised in Instrument No. 20020712-0084136, as corrected by Owner's Certificate of Correction in Instrument No. 20030210-0018021, 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 Henry Grady Cole, III and Crystal Capps, as joint tenants with rights of survivorship by Quitclaim deed from Henry Grady Cole, III of record in Instrument No. 20060802-0093829 Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on August 02, 2006.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010606-0059239, and revised in Instrument Number 20020712-0084136, and Owners Certificate of Correction in Instrument Number 20030210-0018021 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 Instrument Number 20001204-0119093, Second Amendment of record in Instrument No. 20010815-0088370, Third Amendment of record in Instrument No. 20040319-0031603, Fourth Amendment of record in Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Cane Ridge Farms Homeowners Association of record in Instrument Number 20010815-0088360 and Instrument No. 20010816-0088852, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4428, page 36 and Book 4428, page 565, in the Register's Office for Davidson County, Tennessee.

Easement for utilities of record in Book 5078, page 476, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Easement for Sewer Lines of record in Instrument Number 20020219-0020923, in the Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Instrument Number 20050825-0101604 and Instrument No. 20060927-0119247, in the Register's Office for Davidson County, Tennessee.

Easement for Cable of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1141 Blairfield Drive Antioch TN 37013-3919

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 20th day of October, 2016.

Henry Grady Cole, III

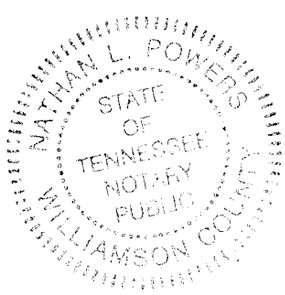
Crystal Capps

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry Grady Cole, III and Crystal Capps, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17



True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018