This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:
Lynn C. Confer
1453 Station Four Lane
Old Hickory, TN 37138

SEND TAX BILL TO:
New owner

BILL GARRETT, Davidson County
Trans:T20160097553 DEEDWARR
Recvd: 11/03/16 14:20 2 pgs
Fees:13.00 Taxes:1720.50
20161103-0116606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helena N. Pham, Trung T. Le, and Mai Tuyet Pham** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Lynn Confer, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a 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. 90, Phase Two, Cleveland Hall Subdivision, as shown on Plat of record in Instrunment No. 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Helena N. Pham, Trung T. Le and Mai Tuyet Pham by deed, of record in Instrument No. 20150923-0096849, Register's Office for Davidson County, Tennessee. Mai Tuyet Pham is one and the same person as Tuyet Mai Pham.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 11725, page 76, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Charter of record in Book 10637, page 38 and Book 11725, page 70 AND By-Laws contained in an instrument of record in Book 11725, page 110, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement in favor of BellSouth, set forth in an instrument of record in Book 11720, page 325, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement in favor of Cumberland Utility District , set forth in an instrument of record in Book 794, page 173, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement in favor of Metro Government, set forth in an instrument of record in Book 8068, page 524 and Water and sewer of record in Book 8006, page 677, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement set forth in an instrument of record in Book 7844, page 242, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all of those covenants, subdivision restrictions, easements and other matters, facts, conditions and limitations shown on the Plat of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
A Warranty Deed conveying Open Space to the Cleveland Hall Homeowners Association, of record in Instrument No. 20130816-0086466 Register's Office for Davidson County, Tennessee.

This is improved property known as 1453 Station Four Lane, Nashville, Tennessee, 37138.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 our hands this the 31st day of October, 2016.

Helena N. Pham

Mai Tuyet Pham aka Tuyet Mai Pham

Trung T. Le
By: Helena N. Pham, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Helena N. Pham, and Mai Tuyet Pham aka Tuyet Mai Pham**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2016.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

State of Tennessee
County of Davidson

On this 31st day of October, 2016 , before me, a notary public, of the State and County aforesaid, personally appeared Helena N. Pham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named bargainor, **Trung T. Le** , and that Helena N. Pham as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trung T. Le, himself as Attorney in fact, being recorded simultaneously herewith.

Witness my hand and official seal this the 31st day of October, 2016.

Notary Public

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $465,000.00

AFFIANT

Subscribed and sworn to before me on this 31day of October, 2016.

NOTARY PUBLIC
My Commission Expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.