Davidson County DEEDWARR
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Fees:18.00 Taxes:869.50
20170131-0010356

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210352**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Binh N. Bui 224 MCDOWELL DR Nashville TN 37218-3619	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 058090A16500CO

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, **Micah Washington and Jessica Washington, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Binh N. Bui, an unmarried man** ("Grantees"), its 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. 157, on the Plan of Jordan Ridge at Eaton's Creek Phase 6, of record in Instrument #20061121-0144757, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quit Claim Deed from Micah Washington, a now married man, joined by his spouse Jessica Washington to Micah Washington, a married man, as recorded on the 26th day of July, 2010 in Instrument No. 20100726-0058305 and Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Micah Washington, unmarried, as recorded on the 27th day of October, 2008 in Instrument No. 20081027-0106961, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, JORDAN RIDGE AT EATON'S CREEK, as recorded in Instrument No. 20061121-0144757.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20000915-0092002, amended at Instrument Nos. 20011025-0117168, 20020828-0103983, 20041229-0153372, 20061120-0143523, 20061120-0143524, 20070905-0106402 and 20110216-0013313.

Charter of Eaton's Creek Park Homeowners Association recorded at Instrument No. 20011126-0128291.

Easement for Utility and Drainage, recorded at Instrument No. 20080128-0008719.

Easement for Sanitary Sewer, recorded in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778.

Agreement for Dedication of Easement for Water Mains and Appurtenances recorded in Book 6255, Page 578.

Stormwater Maintenance Agreement recorded at Instrument Nos. 20001011-0100954, 20031010-0150887, 20060126-0009689 and 20070112-0005338.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 8326, Page 230.

Miscellaneous Easements and Intrusions Agreement for Rights and Obligations recorded at Instrument No. 20041229-0153373.

Temporary Construction Easement set forth in Consent Judgment and Final Decree under Circuit Court Docket #90C-3345.

This is improved property located at 224 MCDOWELL DR Nashville TN 37218-3619

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 30th day of January, 2017.

Micah Washington

Jessica Washington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah Washington and Jessica Washington, 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 30th day of January, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

