WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170011175 DEEDWARR
Recvd: 02/07/17 09:01 2 pgs
Fees: 13.00 Taxes: 1868.50
20170207-0012760

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $505,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2590N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Trissa Bui	new owner	172-10-0B-143.00-CO
309 Dillehay Court		
Nashville, TN 37211		–

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DANIEL MICHAEL AND RANIA MICHAEL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TUYEN
TRISSA BUI, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 35 on the Plan of Final Plat Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Plat at Instrument No. 20060316-0030458, 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 Said Sididqi by Quitclaim deed from Alphonse H. Davis, a married man of record in Instrument No. 20120717-0062637 Register's Office for Davidson County, Tennessee, dated July 13, 2012 and recorded on July 17, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Daniel Michael, a married man by Warranty deed from Said Sididqi, a married man of record in Instrument No. 20151029-0110237 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on October 29, 2015. (Value of consideration shown in aforementioned deed $40,000.00.)

Being the same property conveyed to Michael Group Construction, Inc. by Quitclaim deed from Daniel Michael of record in Instrument No. 20151125-0119445 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 25, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Daniel Michael and Rania Michael by Quitclaim deed from Michael Group Construction, Inc. of record in Instrument No. 20160314-00238300.00 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 309 Dillehay Court Nashville, Tennessee 37211. Property address being provided for infomation purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2016, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record as Instrument Number 20060316-0030458, Register's Office of Davidson County, Tennessee.

10. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 306, Register's Office for Davidson County, Tennessee.

11. Restrictions of record in Book 5708, page 670 and Book 8379, page 307, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 19991221-0305559 as amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee, and as Supplemental thereto of record in Book 3718, page 951, Register's Office for Williamson 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

13. Charter for Christiansted Valley of record in Instrument No. 19991221-0305560 and Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.

14. Quitclaim Deed for Common Area of record in Instrument Number 20151001-0099630, in the Register's Office for Davidson County, Tennessee.

15. Easement of record in Book 4780, page 611, Register's Office for Davidson County, Tennessee.

16. Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706 and amended in Book 5720, page 183, Register's Office for Davidson County, Tennessee.

17. Stormwater Detention Agreements of record in Book 11628, page 8 and Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.

18. Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, Register's Office for Davidson County, Tennessee.

19. Dedication of easement and Maintenance Agreement for Sewage Pumps, Service Line, Ingress/Egress and Appurtenances of record in Instrument Number 20160919-0098067, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 309 Dillehay Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 1st day of February, 2017.

Daniel Michael

Rania Michael

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DANIEL MICHAEL AND RANIA MICHAEL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of February, 2017.

Commission Expires: 3/26/17

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RECORD & RETURN TO: COMPASS LAND TITLE **278 Franklin Road, Ste. 190 Brentwood, TN 37027**