WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016089 DEEDWARR
Recvd: 02/23/17 12:47 2 pgs
Fees:13.00 Taxes:843.60
20170223-0018269

R-PR-17-1096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JEFFREY M. GRISSOM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

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)
Dung Vu and Thieng Dao	**Dung Thuy Vu**	
(NAME) **1096 Rambling Brook Road**	(NAME) **2544 Jordan Ridge Drive**	**058-09-0A-139.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Nashville, TN 37218**	
(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, **PATRICK M. GOLEY AND ASHLEY E. JOB, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUNG VU AND THIENG DAO, WIFE AND HUSBAND,** 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. 131 on the Plan of Creekside Trails, Phase 5 of record in Plat at Instrument No. 20051103-0133061, 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 Patrick M. Goley and Ashley E. Job, both unmarried as tenants in common with rights of survivorship by Warranty deed from Brenda A. Handley, unmarried of record in Instrument No. 20150918-0094927 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 18, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20051103-0133061, Register's Office of 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 20000915-0092002 and supplemental amendment recorded in Instrument Number 20011025-0117168, second supplemental amendment recorded in Instrument Number 20020828-0103983, third supplemental amendment recorded in Instrument Number 20041229-0153372 and fourth supplemental amendment recorded in Instrument Number 20061120-0143523 and amended in 20141218-0115782 , Register's Office for Davidson County, Tennessee.
- Charter for Eaton's Creek Park Homeowners Association of record in Instrument Number 20011126-0128291, in the Register's Office for DavidsonCounty, Tennessee.
- Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, in the Register's Office for Davidson County, Tennessee.
- Easement for Water mains and appurtenances of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument Number 20001011-0100954 and Instrument Number 20031010-0150887, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to temporary construction easement as set forth in Consent Judgment and Final Decree under Circuit Court Davidson County, Tennessee, Docket No. 90C-3345.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1096 Rambling Brook Road, Nashville, Tennessee 37218**.

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 21st DAY OF FEBRUARY, 2017.

Patrick M. Goley

Ashley E. Job

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK M. GOLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY E. JOB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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