THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 171114144

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41089

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2017.

Notary Public
My Commission Expires: May 22, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Muu Nguyen and Hoa Coa 353 Roslyn Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141-07-0B-103.00-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, **Nathaniel B. Farro and Callie E. Farro, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Muu Van Nguyen and Hoa Thi Xuan Cao, husband and wife**, ("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. 89 on the Plan of First Revision of Somerset Farms, Section 4, Phase I of record in Plat Book 9700, Page 157, 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 Nathaniel B. Farro and Callie E. Farro, husband and wife by Warranty deed from Marc A. Hayes, unmarried of record in Instrument No. 20130304-0021522 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 04, 2013.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 157, 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 Book 8556, Page 11, amended in Book 9383, page 526, re-recorded in Book 9662, page 869, Book 10190, page 182 and Book 10410, page 89, all in the 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.
By-Laws of Somerset HOA recorded as Exhibit C to the aforementioned DCCR of record in Book 8556, Page 11 (beginning on page 25), in the Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 36968 DEEDWARR
12/14/2017 10:18:51 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

Charter of Somerset HOA of record in Book 7382, Page 225, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, 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 353 Roslyn Court Nashville TN 37221

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, Grantors have executed this instrument on this 11th day of December, 2017.

Nathaniel B. Farro

Callie E. Farro

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel B. Farro and Callie E. Farro, 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 11th day of December, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018