Bill Garrett Davidson County
Batch# 99846 DEEDWARR
06/04/2018 01:00:47 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180604-0053031

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File #13105

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me this 25th day of May, 2018.

Notary Public
My commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Thanh B. Lau and Tien Bui	Pinnacle Bank	180-04-0A-144.00-C
2325 Forest Lake Dr	150 3rd Ave S. Ste 900	
Nashville tn 37211	Nashville tn 37201	

Warranty Deed

For and in consideration of the sum of ten dollars & no 100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeffrey C. Berry and Anna E. Berry, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Thanh B. Lau, and Tien Bui, wife and husband,** 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:

Being Lot NO. 117 on the Plan of Highland Creek Subdivision Section 5, a Planned Unit Development of record in Instrument No. 20040915-0111296 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 Jeffrey C. Berry and Anna E. Berry by deed from Zeal Construction, LLC of record in Instrument No. 20071108-~~0131857~~ Register's office for Davidson County, Tennessee
0131857

This conveyance is made subject to the following:

1. All matters appearing on the plan of Highland Creek Subdivision Section 5 of record in Instrument No. 20070416-0045199 Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and

liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Book 11568, Page 301 and amended in Instrument No. 200004130037474Register'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. The Condominium Declaration and Bylaws also provide that any violation thereof shall not defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value.

This property is improved property known as 2325 Forest Lake Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 25th day of May, 2018.

Jeffrey C. Berry

Anna E. Berry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of May, 2018, before me personally appeared Jeffrey C. Berry and Anna E. Berry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 25th day of May, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY