Bill Garrett Davidson County
Batch# 111848 DEEDWARR
07/02/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20180702-0064180

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516377**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $342,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2018. Notary Public My Commission Expires:

STACEY JENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

WARRANTY DEED

Address New Owner: Vu T. Nguyen and Dieu N. Nguyen 6033 Cane Springs Road Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ Churchill Mortgage 761 Old Hickory Blvd #400 Brentwood TN 37027	Tax Information: Tax Parcel ID No. 174-11-0B-008.00-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, **Michael E. Douglas, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vu T. Nguyen and Dieu N. Nguyen, husband and wife**, ("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. 8 on the Plan of Final Plat of The Grove at Cane Ridge, Phase One (Formerly Known as Waterford Estates) of record in Plat at Instrument No. 20120301-0018228, 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 Michael E. Douglas by Warranty deed from Graham Sells and Kaysha Sells, husband and wife of record in Instrument No. 20151215-0126042 Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 15, 2015.

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 as Instrument Number 20120301-0018228, 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 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 2004102-0131848, Instrument No. 20100526-0040558 and Instrument No. 20120604-0048269, 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
Assignment of Declarants Rights of record in Instrument No. 20120524-0045182, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.

Dedication of Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20050413-0041341, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.

Common Area Conveyed to Homeowners Association of record in Instrument Number 20010815-0088361 and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Co of record in Instrument Number 20020123-009340, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050413-0041341, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20130626-0065657 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.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6033 Cane Springs Road Antioch TN 37013

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 29th day of June, 2018.

Michael E. Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael E. Douglas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER