This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO
NEW OWNER:
Helena Pham
14295 Lebanon Rd
Old Hickory, TN 37138

MAP: 075120F05400CO

Bill Garrett Davidson County
Batch# 135649 DEEDWARR
08/31/2018 02:02:30 PM 2 pgs
Fees: $13.00 Taxes: $658.60
20180831-0086730

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donald Dublin and wife, Angela Dublin** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Helena Pham and Mai Tuyet Pham**, as joint tenants with right of survivorship, hereinafter called the "GRANTEES", 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. 54 a.k.a Unit 303, Tulip Cove Townhomes, as shown on the Plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, 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 Donald Dublin and Angela Dublin, husband and wife, by Deed dated July 25, 2014 from John H. Bevans, unmarried and Debra Payne, married, of record in Instrument No. 20140731-0068454, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants, covenants, subdivision restrictions, easements and other matters of record, contained in a instruments of record in Trust Deed Instrument No. 20050525-0059119, Instrument No, 20080103-0000699 and Instrument No. 20120521-0043906, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement for sanitary sewers, set forth in an instrument of record in Book 4123, page 640, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Storm Water Detention Agreement contained in an instrument of record in 20040609-0068086 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. , Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to a easements, set forth in instruments of record in Book 10413, page 841, and Instrument No, 20160301-0019393, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 735 Tulip Grove Road, Apt 303, Nashville, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements

located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 30th day of August, 2018.

Donald Dublin

Donald Dublin

Angela Dublin

Angela Dublin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald Dublin and wife, Angela Dublin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

CERTIFICATION
I, Caitlin Smith, do hereby make oath that I am 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.

Caitlin Smith

State of Tennessee; County of Davidson
On this 31st day of August, 2018, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019