2

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018070013

Karen Y Johnson Davidson County
Batch# 137111 **DEEDWARR**
09/05/2018 10:12:44 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20180905-0087633

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $287,000.00

Sworn to and subscribed before me this 31st day of August, 2018.

Affiant

Tracey Perry
Notary Public
Comm. Expires 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Neil Butt		114-08-0C-146.00-CO
7277 Charlotte Pike #313	New Owner	
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pinh Trieu and wife, Hong N. Trieu** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neil Butt, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit 142 of West Park, Phase 3, of record in Instrument No. 20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners' Association of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park of record in Instrument No. 20041221-0151636 and as amended by Second Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pinh Trieu and wife, Hong N. Trieu by Warranty deed from Benjamin F. Hartzberg and wife, Elizabeth A. Hartzberg of record in Instrument No. 20080617-00362311 Register's Office for Davidson County, Tennessee, dated June 16, 2008 and recorded on June 17, 2008.

This is improved property known as **7277 Charlotte Pike #313, Nashville, TN 37209.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 30th day of August, 2018.

Pinh Trieu by Tony Trieu, Attorney in Fact

Hong N. Trieu by Tony Trieu, Attorney in Fact

State of Florida
County of Broward

On this 30 day of August, 2018, before me personally appeared Tony Trieu, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Pinh Trieu and Hong N. Trieu, and acknowledged that [s]he executed the same as the free act and deed of Pinh Trieu and Hong N. Trieu.

Witness my hand, at office, on this 30 day of August, 2018.

Black
Notary Public
My Commission Expires: 8/3/20

Cynthia Black
Notary Public - State of Florida
Commission #GG 18104
Expires 08/03/2020