Box #14
G#31265-3

WARRANTY DEED

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Lam Ho
Affiant

Subscribed and sworn to before me, this the **30th** day of **November, 2018.**

Corylyn S Priest
Notary Public

My commission expires: 4.8.2019
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 169327 **DEEDWARR**
12/03/2018 09:22:18 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20181203-0117361

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lam H. Ho **Thuy Cao**	**"New Owner"**	**141-07-0-B-137.00co**
7160 Somerset Farms Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jane B. Reese, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lam H. Ho, a married man and Thuy Cao, a married woman

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. 136 on the Plan of Somerset Farms, Section 4, Phase 3, of record in Plat Book 9700, Page 460, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Robert C. Reese and wife, Jane B. Reese, by Warranty Deed from Somerset Farms, a Tennessee joint venture, dated June 15, 1998, of record in Book 10978, Page 716, Register's Office for Davidson County, Tennessee.

SAID interest is now vested in Jane B. Reese, a widow, as surviving tenant by entirety, the said Robert C. Reese died on December 11, 2003.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 9700, Page 460, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Somerset Farms, of record in Book 8556, Page 11, and By-laws attached thereto, and as supplemental and amended in Book 11433, Page 936, Register's Office for Davidson County, Tennessee;

3) Articles of Incorporation of Somerset Farms Homeowners Association, Inc., of record in Book 7382, Page 225, and amended in Book 7820, Page 608, in Book 8235, Page 521 and in Book 8584, Page 20, Register's Office for Davidson County, Tennessee;

4) Subject to the matters on the Boundary Plat of Somerset Farms, of record in Plat Book 7900, Page 327, Register's Office for Davidson County, Tennessee;

5) Navigation servitude and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee, the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners;

6) The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Harpeth River, which forms a portion of the easterly boundary of premises, without diminution or pollution;

7) Easement retained in the Deed of record in Book 7349, Page 564, for the purpose of running water and sewer lines form said tracts to the sewer pump station;

8) All matters shown on the open space dedication Plat of Somerset Farms of record in Instrument No. 20001204--118884, Register's Office for Davidson County, Tennessee;

9) Conveyance of open space to Somerset Farms Homeowners Association, Inc., of record in Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee;

10) Taxes which have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **7160 Somerset Farms Drive, Nashville, TN 37221**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this **30th** day of **November, 2018.**

Jane B. Reese

Jane B. Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jane B. Reese,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY