Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 File # 13938

Karen Johnson Davidson County
Batch# 236581 DEEDWARR
05/30/2019 10:32:59 AM 2 pgs
Fees: $13.00 Taxes: $1,087.80

20190530-0051221

STATE OF TENNESSEE
COUNTY OF Williamson

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

(Notary Stamp)

The actual consideration or value, whichever is greater, for this transfer is **$294,000.00.**

Affiant

Subscribed and sworn to before me, this 28th day of May, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thanh Q. Huynh and Noi T. Nguyen	~~New Owner~~ Pinnacle Financial Partners	**182-01-0-A-084.00CO**
940 Morning Road	1125 Ocean Avenue	
Nashville, TN 37013	Lakewood NJ 08701	

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

Ryan A. Gregory and Trinity Gregory, husband and wife

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

Thanh Q. Huynh and Noi T. Nguyen, as joint tenants with right of survivorship TH NN

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. 102 on the Plan of Phase One. Section Two, Sunset Hills, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20071220-0146323. 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 Ryan Allen Gregory and Trinity Gregory, by Warranty Deed, from Brent C. Boyens, unmarried and John Boyens and wife, Cynthia Boyens, dated March 15, 2016 of record in Instrument No. 20160307-0021260, Register's Office for Davidson County, Tennessee. Ryan A. Gregory A/K/A Ryan Allen Gregory.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete survey of the Land and not shown by the Public Records.
Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals,

coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
Any and all visible easements lying on or across the property.
Subject to the flow of any stream across the subject property.
Matters shown on the Plan of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5388, Page 714, amended in Book 5894, Page 186, Instrument No. 20070605-0067129, Instrument No. 20110203-0009586, Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20080211-0013604, Instrument No. 20100225-0014274, Instrument No. 20130711-0071995, Instrument No. 20150227-0016999, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060406-0039475 and Instrument No. 20071010-0120325, Register's Office for Davidson County, Tennessee.
Utility Easement of record in Instrument No. 20080805-0080303, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. of record in Instrument No. 20071109-013286, Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Instrument No. 20070710-0082048, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 940 Morning Road, Nashville, TN 37013.

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 28th day of May, 2019.

Ryan A. Gregory

Trinity Gregory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2019, before me personally appeared Ryan A. Gregory and Trinity Gregory, 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2019.

Notary Signature
My commission expires:

RUSSELL J McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 19-22
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027