G# 32512-S

Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023251** Karen Johnson Davidson County Batch# 313336 DEEDWARR 11/08/2019 09:04:17 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20191108-0115524	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2019. Notary Public My Commission Expires:

CONNOR R. SESTAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

WARRANTY DEED

Address New Owner: Dung T. Huynh and Thutrang T. Bui 12 Micawber Court Brentwood TN 37027	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 172-01-0A-009.00

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, **Jay Doyle Gaw and wife, Holly Denise Gaw,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dung T. Huynh and Thutrang T. Bui, 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. 9 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, all inclusive, amends the plat recorded in Book 6900, Page 145 through 149, all inclusive 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 Jay Doyle Gaw and wife, Holly Denise Gaw by Warranty deed from William T. Tinnell and wife, Carol C. Tinnell of record in Book 2139, Page 49 and re-recorded in Book 2150, Page 688 Register's Office for Williamson County, Tennessee Dated March 15, 2001 and recorded on March 22, 2001 and re-recorded in Instrument No. 20030919-0138942 Register's Office for Davidson County, Tennessee, dated March 15, 2001 and recorded on September 19, 2003 to correct the county from Williamson to Davidson.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 555 through 559, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, page 973, amended and superseded in Book 7071, page 482, further amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 7200, page 724, Register' s Office for Davidson County, Tennessee, and Articles of Amendment in Book 7496, page 162 and of record in Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easements of record in Book 2437, Page 8 and Book 2438, page 376, in the Register's Office for Davidson County, Tennessee.

Conveyance of water and/or sewer lines of record in Book 7593, Page 488 and Book 7593, page 511, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 12 Micawber Court Brentwood TN 37027

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 7th day of November 2019.

Jay Doyle Gaw

Holly Denise Gaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay Doyle Gaw and Holly Denise Gaw, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2019.

Notary Public

My Commission Expires: _____

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020