Box14

32615-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 320012 DEEDWARR
11/26/2019 09:08:02 AM 2 pgs
Fees: $13.00 Taxes: $937.21
20191126-0122004

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$253,300.00**.

Thuong V Vo
Affiant

Subscribed and sworn to before me, this the **25th** day of **November, 2019.**

Notary Public

My commission expires: _____
(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Thuong V. Vo	**Pinnacle Bank**	**183-05-0-A-77-00.co**
912 Colo Cove	**150 Third Avenue S Suite 1000**	
Antioch, TN 37013	**Nashville, TN 37201**	

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,

Dung T. Huynh and wife Thutrang T. Bui

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

Thuong V. Vo, a single man

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. 407 on the Plan of the Resubdivision Lots 406 & 407, Phase One, Section Three of October Woods, of record in Plat Book 9700, Page 229, 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 Dung T. Huynh and wife, Thutrang T. Bui, by Warranty Deed dated October 30, 2014 from Amy M. Lorber, of record in Instrument No. 20141104-0101974, Register's Office for Davidson County, Tennessee.

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 229, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of record in Book 10181, Page 986, Register's Office for Davidson County, Tennessee;

3) By-Laws of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 267, Register's Office for Davidson County, Tennessee;

4) Easement for Permanent Drainage to Metropolitan Government of Nashville and Davidson County, of record in Book 8443, Page 75, Register's Office for Davidson County, Tennessee;

5) Charter for October Woods Homeowner's Association, Inc. of record in Book 9840, Page 259, Register's Office for Davidson County, Tennessee;

6) Dedication of Common Areas to October Woods Homeowner's Association, of record in Instrument No. 20000425-0041127, Register's Office for Davidson County, Tennessee;

7) All matters as shown on Boundary Plat of record in Plat Book 7900, Page 909, Register's Office for Davidson County, Tennessee;

8) Taxes for 2019, have been prorated between partiers and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is improved property, known as **912 Colo Cove Antioch, 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 **25th** day of **November, 2019.**

dung t huynh
Dung T. Huynh

Thutrang T Bui
Thutrang T. Bui

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **November, 2019.**

Notary Public

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 3, 2023