Box 14
G32966-4A

WARRANTY DEED

Return to:
Attorneys Tite Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 374552 **DEEDWARR**
03/19/2020 09:01:58 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200319-0030261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hien Pham	**Pinnacle Bank**	
(NAME)	(NAME)	
1672 Glenridge Drive	**150 3rd Avenue South, Ste 1000**	**142-13-0B-097.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY A. LUKENS AND BARBARA B. LUKENS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HIEN PHAM, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 97 on the Plan of Final Plat First Revision Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691, 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 Larry A. Lukens and Barbara B. Lukens, husband and wife by Warranty deed from Matthew Conner Irwin and Michelle Irwin of record in Instrument No. 20181203-0117531 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Resubdivision of Lots 114 through130 & 131A, Riverside, Phase 3 of record as Instrument Number 20040108-0003094, and 200104040032691, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, Book 11063, Page 996, Book 8136, Page 79, and Instrument No. 20040419-0044162 continued in Instrument No. 20091124-0108147 amended in Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Riverside Homeowners Association, Inc., of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of First Revision, Riverside, Phase 3 of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Phase 1 and Boundary Plat of record in Plat Book 6900, Page 490, Register's Office of Davidson County, Tennessee.
- Easements for water lines of record in Book 6970, Page 275 and 281, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 6970, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 7103, Page 48, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 7803, Page 642, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro Government of record in Book 6972, Page 45, in the Register's Office for Davidson

County, Tennessee.
• Permanent Drainage Easement of record in Book 7574, Page 645, in the Register's Office for Davidson County, Tennessee.
• Sewer Line Easement of record in Book 7489, Page 638, in the Register's Office for Davidson County, Tennessee.
• Agreement concerning road and right-of-way of record in Book 7400, Page 645, in the Register's Office for Davidson County, Tennessee.
• Subject to the flow of any creeks, streams, or branches across subject property.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1672 Glenridge Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2020.

Larry A. Lukens
Larry A. Lukens

Barbara B. Lukens
Barbara B. Lukens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY A. LUKENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA B. LUKENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212