Karen Johnson Davidson County
Batch# 779279 DEEDWARR
12/23/2021 11:54:47 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20211223-0169816

Box 14
35317-4

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2021.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Ha Khai Hoan Tran **Ricardo Benjamin Diaz**	**CMG Mortgage, Inc. dba CMG Financial**	**Map 181-01-0-B-252.00co**
7908 Kirkfield Drive	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37211	**San Ramon, CA 94583**	

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,

Nicholas A. Paton, an unmarried man

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

Ha Khai Hoan Tran and Ricardo Benjamin Diaz, wife and husband

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. 81 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, Planned Unit Development, of record in Instrument No. 20071214-01439310, 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 the same property conveyed to Nicholas A. Paton, an unmarried man by Warranty Deed dated May 6, 2014, from Joon Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140512-0040478, Register's Office for Davidson County, Tennessee.

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

1) **The Plan of record as shown in Instrument No. 20071214-0143931, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 9487, Page 901 and Book 9487, Page 914, said Register's Office;**

3) **Declaration of Covenants, Conditions and Restrictions for Sugar Valley, of record in Book 11069, Page 14, and made applicable to Section One of Phase Three, in Instrument No. 20071214-0143932, said Register's Office;**

4) **By-Laws of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 24, said Register's Office;**

5) **Charter of Sugar Valley Homeowner's Association, Inc., of record in Book 11069, Page 6, said Register's Office;**

6) **Conveyance of common area to Sugar Valley Homeowners' Association, Inc., of record in Instrument No. 20130523-0052433, said Register's Office;**

7) **Stormwater Detention Agreement, of record in Instrument No. 20060809-0097605, said Register's Office; and**

8) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as 7908 Kirkfield Drive, Nashville, TN 37211.

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 22nd day of December, 2021.

Nicholas A. Paton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nicholas A. Paton,** the within named sellers, 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 **22nd** day of **December, 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY