File No. 260400612

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES OCTOBER 12, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/10/06 09:48 2 pg:
Fees:13.00 Taxes:614.20

20060510-0054671

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Tong	JPMorgan Chase Bank, N.A.	064-11-OA 39.00
(NAME) 702 North Chestnut Court	(NAME) 5409 Maryland Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, Tennessee 37027	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Richard L. Person Jr. and wife, Karolyn A. Person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thanh Tong, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 39 on the Plan of Caleb Chase, as of record in Plat Book 6250, Pages 821 and 822, 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 Richard L. Person Jr. and wife, Karolyn A. Person by deed from Alan D. Revelette and wife, Candace M Revelette of record in Deed Book 8736, page 637 and filed for record on September 24, 1992, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Pages 821 and 822, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6777, Page 453; Book 6783, page 805; Book 7189, page 553, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6927, Page 370 and Book 8109, page 791, Register's Office for said County.

Quitclaim deed to HOA as shown of record in Deed Book 7242, Page 554, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 702 North Chestnut Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), His 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), His 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 April, 2006.

Richard L. Person Jr.

Karolyn A. Person

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Richard L. Person Jr. and wife, Karolyn A. Person the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of April, 2006.

Commission expires:

MY COMMISSION EXPIRES
OCTOBER 12, 2008

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260400612

RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122