WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-06-001-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of June, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
H & J BUILDERS, INC., A TENNESSEE CORPORATION	NEW OWNER	162-5-C
(NAME) 713 Magnolia Trail	(NAME)	33.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHINTANA CHANTHALANGSY, married and RICKEY LUI, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **H & J BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse or Unit No. E-33 of Hickory Valley Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 4521, Page 574, and Clarification of Master Deed of record in Book 5001, Page 394, and amended in Book 8466, Page 263, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Townhouse or Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Valley, as of record in Book 4460, Page 27, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Chintana Chanthalangsy, unmarried, by Deed from Jessica T. White, unmarried, of record in Instrument No. 20030402-0043276, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 06/11/07 13:53 2 pgs
Fees:13.00 Taxes:314.50
20070611-0069833

BEING unimproved ☐
Improved ☒ property known as: 5515 Country Drive E-33, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 successors 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 WHEREOF, our hands, this 8th day of June, 2007.

CHINTANA CHANTHALANGSY

RICKEY LUI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHINTANA CHANTHALANGSY and RICKEY LUI,** the bargainor(s), 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 Brentwood, Tennessee, this 8th day of June, 2007.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11