File No. 290900550

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2009

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090068486 DEEDWARR
Recvd: 10/07/09 10:19 2 pgs
Fees:13.00 Taxes:636.40
20091007-0093342

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sioe Lee Ong	Sioe Lee Ong	114080C10700CO
(NAME) 7277 Charlotte Pike, #316	(NAME) 24622 Blane Drive	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Katy, TX 77493	
(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, I, Desiree Ong, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sioe Lee Ong and Shintawati Dewi Gunawan-Ong, hereinafter called the grantee(s), 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 Unit No. 102 as shown on the plan of West Park, Phase 3, filed as Exhibit B to, and established by the Declaration of Covenants, Conditions and Restrictions for West Park, of record in Instrument 20040304-0024541 and amended in Instruments 20041221-0151636 and 20060202-0013378, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Desiree Ong, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument 20061004-0122885, dated September 29, 2006 and filed for record on October 4, 2006, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 20040624-0075136, and Instrument 20060202-0012968, said Register's Office.

Restrictions of record in Instrument 20040304-0024541, Instrument 20041221-0151636, Instrument 20050222-0018812, and Instrument 20060202-0013378, said Register's Office.

Overhang Easement of record in Book 6301, Page 684, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20051123-0141922, said Register's Office.

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 7277 Charlotte Pike #316, Nashville, TN 37209
(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), 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 hands this 2nd day of October, 2009.

Desiree Ong

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Desiree Ong, unmarried, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 10/2/2009.

Witness my hand at office this 2nd day of October, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290900550

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR. WILLIAMSON COUNTY