File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130025955 DEEDWARR
Recvd: 04/01/13 14:00 2 pgs
Fees:13.00 Taxes:765.90
20130401-0031578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

CHRISTY W. KELLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: March 3 2015

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Vo and Khanh N. Chau	Flagstar Bank, FSB	181-03-A-131.00
(NAME)	(NAME)	
7012 Calderwood Drive	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 28098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel L. Ness and wife, Sharon M. Ness, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John William Vo and spouse, Khanh N. Chau, 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. 131, as shown on the map entitled subdivision plat, Section Four, Indian Creek Estates, of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel L. Ness and wife, Sharon M. Ness, by deed of record in Instrument Number 20090616-0055918 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Indian Creek Estates of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 9700, page 391, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 8206, Page 305, Book 8047, Page 243, Book 10752, Page 553, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060652, Instrument No. 20070606-00067790, Instrument No. 20070606-006791, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11033, page 509 and Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee. Easement for ingress and egress to a family cemetery as set out in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7012 Calderwood Drive, Antioch, TN 37013

(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 GRANTEES, their heirs 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 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 our hands this 28th day of March, 2013.

Daniel L. Ness

Sharon M. Ness

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel L. Ness and Sharon M. Ness, 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 Franklin, Tennessee this 28th day of March, 2013.

Commission expires: 7-29-13

TAMIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public