BILL GARRETT, Davidson County
Trans:T20130041842 DEEDWARR
Recvd: 05/20/13 12:49 2 pgs
Fees:13.00 Taxes:1344.28

20130520-0050586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

G-CF-12-7

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heang Henry Lim (NAME)	**Same as New Owner** (NAME)	**104-10-0R-007.00**
607 Chesterfield Way (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CHESTERFIELD COTTAGES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HEANG HENRY LIM AND LESLIE DAWN LIM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 7, THE CHESTERFIELD, AS SHOWN OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20120627-0056191 AS AMENDED IN INSTRUMENT NOS. 20121025-0098031, 20121227-0119392 AND 20130125-0008275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHESTERFIELD COTTAGES, LLC BY WARRANTY DEED FROM 511 CHESTERFIELD PARTNERSHIP, RECORDED ON THE 31ST DAY OF MAY, 2012 IN INSTRUMENT NO. 20120531-0047217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT COUNTY TAXES FOR THE YEAR 2013; COVNENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESTRICTIVE COVENATNS RECORDED IN BOOK 675, PAGE 668, BOOK 731, PAGE 425, BOOK 741, PAGE 516 AND INSTRUMENT NO. 20120627-0056191 AMENDED IN INSTRUMENT NO. 20121025-0098031, 20121227-0119329 AND 20130125-0008275; STORMWATER DETENTION AGREEMENT RECORDED IN INSTRUMENT NO. 20070409-0041489; EASEMENTS OF RECORD IN BOOK 1129, PAGE 133 AND INSTRUMENT NO. 20070302-0025616, 20070409-0041475, 20120827-0076955, 20120827-0077080; CONVEYANCE TO THE STATE OF TN OF RECORD IN BOOK 5028, PAGE 724 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **607 Chesterfield Way Nashville, Tennessee 37212**
(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 hand(s) this 17th day of May, 2013.

Chesterfield Cottages, LLC

BY: _____
Andrew Beaird, Authorized Agent

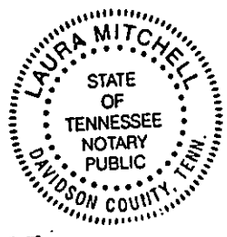
STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of May, 2013, before me personally appeared Andrew Beaird, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Chesterfield Cottages, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of May, 2013.

_____
Notary Public

My Commission Expires: 5/20/14



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212