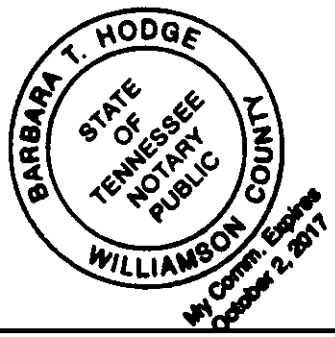
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/2/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie Gene Wogan	New Owner	149010B08500CO
(NAME)	(NAME)	
1410 Hickory Highlands Drive	405 Hampsteads	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130101791 DEEDWARR
Recvd: 12/04/13 10:57 2 pgs
Fees: 13.00 Taxes: 369.63

20131204-0123481

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, **Nee Thepmanivong, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronnie Gene Wogan, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 254, on the Final P.U.D. Plan, Planned Unit Development, Phase III, Piccadilly Square, of record in Plat Book 6250, Pages 892- 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Nee Thepmanivong, an unmarried woman by Deed from Nee Inthabandith, unmarried woman, dated 05/06/2009 and filed for record on 05/13/2009 in Instrument 200905130043922, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plats of record in Book 6250, Page 892, Book 6250, Page 893 and Book 6250, Page 894, said Register's Office.
Declaration of Covenants and Restrictions of record in Book 6236, Page 683, as amended in Book 6295, Pages 506, 520 and 534; Book 6300, Page 409; Book 6306, Page 833; Book 6355, Page 322; Book 6496, Pages 100, 107 and 114; Book 6518, Pages 184 and 190, said Register's Office.
By-Laws of record in Book 6236, Page 708, as amended in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588, and Book 6300, Page 431, said Register's Office.
HOA Charter of record in Book 6236, Page 703, as amended in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 596 and Book 6295, Page 602, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 6496, Page 99, 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 405 Hampstead S, Antioch, TN 37013-2838

(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/or 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/or 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 hand this 27th day of Nov., 2013

Nee Thepmanivong

State of Tennessee
County of Wilson

Personally appeared before me Nee Thepmanivong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand ~~and seal~~ this 27th day of November, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122