WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034970 DEEDWARR
Recvd: 05/20/14 10:09 2 pgs
Fees:13.00 Taxes:1147.00

20140520-0043191

B-BR-14-5745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albert Chang and Lauren Chang	**SWBC Mortgage Corp**	
(NAME) **5745 Maudina Avenue**	(NAME) **9311 San Pedro Ave., Ste. 100**	**103-02-0D-006.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **San Antonio, TX 78216**	
(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, I/we **JOHN C. KNAUSS, UNMARRIED AND SAMUEL H. DAWKINS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALBERT CHANG AND WIFE, LAUREN CHANG** 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 Lot No. 6 on the Plan of Final Plat Westland Square Subdivision of record in Plat at Instrument No. 20060425-0046951, revised at Instrument No. 20080305-0022004, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Knauss and Samuel H. Dawkins, joint tenants with right of survivorship by deed from Castleridge Properties, LLC of record in Instrument No. 20110928-0075039 Register's Office for Davidson County, Tennessee, dated September 23, 2011 and recorded on September 28, 2011.

Spouse of Samuel H. Dawkins does not join in the execution of the this Deed due to the property never having been their primary, nor marital, residence.

This conveyance is subject to:
- Plan of record in Instrument No. 20060425-0046951, as revised in Instrument No. 200803055-0022004;
- Plan of record in Plat Book 9700, Page 116;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060418-0044405, Owners Certification of record inInstrument No. 20060428-0048911;
- By-Laws of record in Instrument No. 20071217-0144178, as amended in Instrument No. 20080603-0056490;
- Drainage and Detention Pond Easement Agreement of record in Instrument No. 20070521-0060237;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070711-0082696, Instrument No. 20070711-0082754, and Instrument No. 20040223-0020159; Tennessee.
- Quitclaim Deed to HOA for Common Areas of record in Instrument N. 20071227-0147976;
- HOA Charter of record in Instrument No. 20071217-0144176, as amended in Instrument No. 20071217-0144177;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5745 Maudina Avenue, Nashville, Tennessee 37209**.

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 the 14th DAY OF MAY, 2014.

John C. Knauss

Samuel H. Dawkins by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. KNAUSS, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMUEL H. DAWKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SAMUEL H. DAWKINS.

Witness my hand and official seal, this the 14th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212