BILL GARRETT, Davidson County
Trans:T20140037065 DEEDWARR
Recvd: 05/28/14 11:21 2 pgs
Fees:13.00 Taxes:1080.40
20140528-0045698

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $292,000.00 Affiant Subscribed and sworn to before me, this 27th day of May, 2014. Notary Public My commission expires:_____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

~~BOX 10-A~~

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gabriel Newman Evans **Catherine Nicole Evans**	**New Owner**	**Map\Parcel: 172-14-0-A-040.00CO**
5940 Hitching Post Lane		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Stanley Chiang, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gabriel Newman Evans and Catherine Nicole Evans, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 135 on the Plan of Wexford Downs, Section One, as of record in Book 9700, Page 308 and 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stanley Chiang, unmarried, by Warranty Deed from Thomas Robison, Jr. and Marian D. Robison, married, of record in Instrument No. 20070424-0048884, dated April 19, 2007. Stanley Chiang having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Pages 308 & 309, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10292, Page 51 amended in Book 10792, Page 822 and Instrument No. 20000810-0079498, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Gas Company of record in Book 10359, Page 615, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 10937, Page 789 and Book 10937, Page 791, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 11201, Page 766 and Book 11444, Page 177, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 11444, Page 149, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 221, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Book 10500, Page 444, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5940 Hitching Post Lane, Nashville, TN 37211.

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 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 except as 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 my/our hand(s) this 27th day of May, 2014.

Stanley Chiang

*Helen Chiang, spouse of Stanley Chiang, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Helen Chiang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Stanley Chiang and Helen Chiang, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires:

COMMISSION EXPIRES
JUNE 25, 2017

File #: **140199JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027