McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(1)

WARRANTY DEED

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-PR-14-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140052806 DEEDWARR
Recvd: 07/22/14 10:28 2 pgs
Fees:13.00 Taxes:517.63
20140722-0064948

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)
Thomas Ong and Debra L. Ong	NEW OWNER	
(NAME)	(NAME)	**131-05-0-B-115.00CO**
115 Summit Ridge Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **PAUL GOWAN FREEMAN, III, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS ONG AND DEBRA L. ONG, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 115 of Four Seasons Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, as amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Paul Gowan Freeman, III by deed from Randall A. Thompson, unmarried of record in Book 9917, page 849, Register's Office for Davidson County, Tennessee, dated January 15, 1996 and recorded on January 16, 1996, and re-recorded on February 1, 1996 in Book 9935, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Four Seasons Condominium of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
- Charter of Four Seasons Homeowner's Association of record in Book 6855, Page 917, as amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
- Easements for ingress and egress of record in Book 6869, Page 157, Book 6869, page 162, Book 6870, page 966 and Book 7776, page 899, in the Register's Office for Davidson County, Tennessee.
- Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/egress & utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 4821, page 20, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Summit Ridge Ct, Nashville, Tennessee 37215**.

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 17th DAY OF JULY, 2014.

Paul Gowan Freeman, III

Katherine Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL GOWAN FREEMAN, III, AND KATHERINE FREEMAN 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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