WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065187 DEEDWARR
Recvd: 09/03/14 09:51 2 pgs
Fees:13.00 Taxes:407.00
20140903-0080219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~February 23, 2016~~ SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thang Om	CMG Financial	148-08-0/37.00
(NAME)	(NAME)	
809 Hawaiian View	3160 Crow Canyon Road Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Johnny B. Waters, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thang Om and wife, Nu Tin**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 83 on the Plan of Oakwood Terrace, Section 1 recorded in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Johnny B. Waters and wife, Marcell Waters dated December 1, 1974 and filed for record in Book 4874, page 929, Register's Office for Davidson County, Tennessee, the said Marcell Waters having died the property is vested to Johnny B. Waters, as surviving tenant. Also acquired by Quitclaim Deed dated June 27, 2011 and filed for record July 27, 2011 as Instrument No. 20110727-0057548, Register's Office for Davidson County, Tennessee

Subject to any and all matters appearing on the Plan of record in Plat book 4460, page 54 and 55, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants, conditions and Restrictions of record in Book 4459, page 72, as amended in Book 4650, page 995 and Book 4689, page 376, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 809 Hawaiian View, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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, 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 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 hand this 29th day of August, 2014.

Johnny B. Waters

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Johnny B. Waters the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO., TN