STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Davidson County DEEDWARR
Recvd: 03/11/15 14:42 3 pgs
Fees:18.00 Taxes:851.00
20150311-0020950

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2015.

Notary Public
MY COMMISSION EXPIRES: January 11, 2016
File No. G15-0885D

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Randall Dockery and Chong-Suk Dockery (NAME)	Thomas Randall Dockery (NAME)	171-3-B-32 CO
641 Old Hickory Blvd., Unit 5 (STREET ADDRESS)	9888 Frank Rd. (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Germantown, TN 38139 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marjan Gharacholou, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Randall Dockery and Chong-Suk Dockery, husband and wife** 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 Unit No. 3B on the plan of REVISED PLAN, PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, as shown by plat of record in Plat Book 9700, Page 326, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Marjan Gharacholou, an unmarried person from Mitchell W. Bonnot, unmarried, by Deed dated March 23, 2004, as Instrument No. 20040329-0034866, in the Register's Office for Davidson County, Tennessee.
Marjan Gharacholou is now married to Bruce Henley. Bruce Henley joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interst.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 10628, page 517, Book 10895, page 778, Instrument No. 2000718-0070558, Book 10694, page 541, and Instrument No. 20050705-0076596, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 326, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 10126, page 486, Book 10275, page 959, Book 8920, page 45, Book 10694, page 539, Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers/storm drainage as recorded in Book 7993, page 269 and Book 9607, page 431, Register's Office for Davidson County, Tennessee.
7. Drainage Facility Easement as recorded in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement as recorded in Book 10357, page 920, Register's Office for Davidson County, Tennessee.
9. Drainage Easement as recorded in Book 10012, page 756, Register's Office for Davidson County, Tennessee.
10. Easement for sanitary sewers/storm drainage/water mains and appurtenances as recorded in Book 7358, page 643, Register's Office for Davidson County, Tennessee.
11. Easement to Bellsouth Telecommunications as recorded in Book 10709, page 143, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 641 Old Hickory Blvd., Unit 5, Brentwood, TN 37027.

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. Whenever 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 11th day of March, 2015.

Marjan Gharacholou — March 11, 2015 Date

Bruce Henley — March 11, 2015 Date

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 Marjan Gharacholou and Bruce Henley, wife and husband, the bargainor(s), 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 6th day of March, 2015.

My Commission Expires: 3/22/18

Notary Public

MICHAEL T. ROGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County