Davidson County	DEEDWARR
Recvd: 04/09/15 08:25	2 pgs
Fees:13.00 Taxes:506.90	
20150409-0031065	

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10.5.2015

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Loc Cao	Magna Bank	53-6B-122
(NAME)	(NAME)	
2252 Riverway Drive	206A Cool Springs	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150164

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, I, Richard Gardner and wife, Karen Gardner , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Loc Cao, 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. :

unmarried (CA)

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Phase 4B, Waterford Subdivision, as of record in Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said lot.

Thanh (CA)

Being the same property conveyed to Richard Gardner and wife, Karen Gardner by deed from K. Lane Scoggin, dated May 24, 2005, of record in Instrument No. 20050615-0068523, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 7463, page 294 and Book 8694, page 216, as amended in Book 8699, page 462 and Book 9432, page 988, said Register's Office; By-Laws of record in Book 8715, page 583 and Instrument No. 20090309-0020515, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2252 Riverway Drive, Old Hickory, TN 37138
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 7th day of April, 2015.

Richard Gardner

Karen Gardner

STATE OF Tennessee)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard Gardner and wife, Karen Gardner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of April, 2015.

Teresa Glass

Notary Public

My Commission Expires: 11-17-15

TERESA GLASS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018