BILL GARRETT, Davidson County
Trans:T20150045375 DEEDWARR
Recvd: 06/09/15 13:47 2 pgs
Fees:13.00 Taxes:2331.00
20150609-0054208

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2015. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Huy Tran and Sengdeuane Tran 4105A Lone Oak Rd. Nashville, TN 37215	Send Tax Bills To: CMG Mortgage, Inc. 3160 Crow Canyon Rd, #400 San Ramon, CA 94583	Map-Parcel Number: 117-15-3B-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATES BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HUY TRAN AND SENGDEUANE TRAN, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4105 A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4105 Lone Oak Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140717-0063394 and as amended in Instrument No. 20150529-0049871, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Richard S. Regen, Sr. of record in Instrument No. 20140811-0072345, Register's Office for Davidson County, Tennessee.

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A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easements for utilities serving the premises herein described.

3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140717-0063394 and as amended in Instrument No. 20150529-0049871, Register's Office for Davidson County, Tennessee.

4. Charter of 4105 Lone Oak Road Townhouse Corporation of record in Instrument No. 20140718-0063993, Register's Office for said County.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4105A Lone Oak Rd., Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantor covenant s with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 3 day of June, 2015.

Cates Builders, LLC,
a Tennessee limited liability company

BY: _____
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN G. CATES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3 day of June, 2015.

_____
Notary Public

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

My Commission Expires: 07/02/2018

606892.1/2010969