BILL GARRETT, Davidson County
Trans: T20150048658 DEEDWARR
Recvd: 06/18/15 12:56 2 pgs
Fees: 13.00 Taxes: 1405.63

20150618-0058270

WARRANTY DEED

STEPHANIE MCPEAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson SAM
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 17th DAY OF JUNE, 2015.

(Affix Seal) Notary Public

My Commission Expires: January 11, 2017

27228

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Ryan and Kyoungmin Ryan	NEW OWNER	Map/Parcel
4833 Manassas Drive		171 03 0A 051.00
Brentwood, Tennessee 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAWRENCE ROUNDS AND LAURIE ANN ROUNDS, HUSBAND AND WIFE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto DANIEL RYAN AND WIFE, KYOUNGMIN RYAN, hereinafter called the GRANTEES, their heirs and assigns, that 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. 176 on the Plan of Section Two Fredericksburg, as of record in Plat Book 7900, page 640, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence Rounds and Laurie Ann Rounds, husband and wife by Warranty Deed from Chyan-Yi Yeh-Shyr and Uy Shyr, wife and husband, dated October 29, 2004, of record in Instrument No. 20041104-0133265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 171 03 0A 051.00 .
b. All matters appearing on the Plan of Fredericksburg Subdivision, Section Two, of record in Plat Book 7900, page 640, Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of Fredericksburg Subdivision, of record in Plat Book 7900, pages 509 and 807, Register's Office for Davidson County, Tennessee.
d. Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65; amended in Book 9500, page 393; Book 9860, page 840; and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
e. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.

f. Charter of Incorporation of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.

g. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4833 Manassas Drive, Brentwood, Tennessee 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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or 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 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 our hands this 17th day of June, 2015:

Lawrence Rounds

Lawrence Rounds

Laurie Ann Rounds

Laurie Ann Rounds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lawrence Rounds, 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 17th day of June, 2015:

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

Notary Public

My commission expires: 4-8-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Laurie Ann Rounds, 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 17th day of June, 2015:

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

Notary Public

My commission expires: 4-8-17