File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051073 DEEDWARR
Recvd: 06/25/15 12:34 2 pgs
Fees:13.00 Taxes:436.60
20150625-0061226

P-LJ-15-1809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/5/15 (AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ardee Reyes Chua and Tim Chansathi Chua	**Guaranty Trust Company**	
(NAME) 2580 Kanlow Drive	(NAME) **316 Robert Rose Drive**	**163-07-0A-149.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LARRY D. JONES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ARDEE REYES CHUA AND TIM CHANSATHI CHUA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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. 149 on the Plan of Final Plat of Ridgeview UDO, Phase One of record in Plat at Instrument No. 20080312-0025065, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry D. Jones by Special Warranty deed from Pinnacle National Bank of record in Instrument No. 20110601-0041694 Register's Office for Davidson County, Tennessee, dated May 31, 2011 and recorded on June 01, 2011.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence. Property used for investment purposes only.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20080312-0025065, as amended in Instrument No, 20080630-056596;
- Covenants, Conditions and Restrictions of record in Instrument No. 20080512-0048644, as amended in Instrument Nos. 20120619-0053771 and 20140825-0077255;
- Restrictive Covenants of record in Book 139, Page 929, Book 158, Page 921, Book 162, Pages 781, 785, 790 and 799, Book 165, Page 924 and Book 187, Page 600;
- Easements for Sanitary Sewers and/or Storm Drainage of record in Book 6764, Page 706 and Book 8757, Page 832;
- Stormwater Detention Agreement of record in Instrument Nos.20060809-0097641 and 20090922-00880819;
- Application for Greenbelt Assessment - Forest of record in Book 10715, Page 499;
- Grant of Easement of record in Instrument No. 20090316-0023090;
- Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20081203-0117279, Book 8526, Page 362 and Book 6803, Page 705;
- Inspection and Maintenance Agreement of record in Instrument Nos. 20081120-0114320 and 20081120-0114360;
- Grant of Easement of record in Instrument No. 20081216-0120394;
- TVA Easement of record in S-2, Page 458 and C-3, Page 625;
- Deed to the State of Tennessee of record in Book 10202, Page 863;
- Restrictions of record in Instrument No. 20110601-0041694, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1809 Wild Oaks Court., Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF JUNE, 2015.

Larry D. Jones by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LARRY D. JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said LARRY D. JONES.

Witness my hand and official seal, this the 23rd of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212