BILL GARRETT, Davidson County
Trans:T20150063782 DEEDWARR
Recvd: 08/03/15 15:32 2 pgs
Fees:13.00 Taxes:887.63

20150803-0076679

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

JoAnn B Sisemore
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015.

Karen McCalla
Notary Public

My commission expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hoa Chu and Kate Hoang Phuc Le	**FirstBank**	**173-09-0-B-048.00CO**
2101 Valencia Court	**220 Congress Park Drive, Ste 1**	
Antioch, TN 37013	**Delray Beach, FL 33445**	

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 HEREBY ACKNOWLEDGE, WE,

Susanna Vaughan and Frank B. Vaughan, wife and husband,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hoa Chu and Kate Hoang Phuc Le, 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 Lot No. 30 on the Plan of Section Two, Barnes Cove, RS10 Cluster Lot Subdivision, of record in Plat at Instrument No. 20040604-0065966, 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 Susanna Vaughan and Frank B. Vaughan, wife and husband by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, of record in Instrument No. 20050408-0038809, Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 08, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20040604-0065966, Covenants, Conditions and Restrictions with HOA By-Laws appended thereto, of record in Instrument Number 20021217-0155806, as amended in Instrument No. 20040429-0048624, and Instrument No. 20110720-0055565, Charter for Barnes Cove Homeowners Association of record in Instrument No. 20021217-0155805, Public Right of Way Easement of record in Book 5215, Page 482, Easement for Ingress and Egress of record in Book 5385, Page 986, Stormwater Detention Agreement of record in Instrument No. 20030529-0072603, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, and Instrument No. 20040413-0041473, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **2101 Valencia Court, Antioch, TN 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 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. 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 3rd day of August, 2015.

Susanna Vaughan

Frank B. Vaughan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Susanna Vaughan and Frank B. Vaughan, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150252**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027