WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073095 DEEDWARR
Recvd: 08/28/15 08:18 2 pgs
Fees:13.00 Taxes:431.05
20150828-0087144

B-KH-15-622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Neslihan Adar	NEW OWNER	
(NAME)	(NAME)	
622 Flintlock Court		**135-16-0B-110.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 **CHAI NAVAWONGSE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NESLIHAN ADAR, MARRIED,** 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 Unit No. 110 on the Plan of Woodridge at Nashboro Village of record in Instrument No: 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chai Navawongse, an unmarried man by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040607-0066769 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 07, 2004. Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:

- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20021120-0143949, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 72, 74, 75 and 157, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended and supplemented in Book 5469, Page 840 and in Book 7751, Page 907 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of Woodridge at Nashville Village Homeowner's Association of record in Instrument Number 20021106-0136459, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of Woodridge at Nashboro Village of record in Instrument Number 20021106-0136458, in the Register's Office for DavidsonCounty, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Overhead Lines of record in Book 4821, Page 105 and Book 4821, Page 111, in the aforesaid Register's Office.
- Easement(s) for Golf Cart Path of record in Book 10110, Page 854, in the aforesaid Register's Office.

- Storm Water Detention Agreement of record in Instrument Number 20020820-0100403, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20021120-0144369, in the Register's Office for DavidsonCounty, Tennessee.
- Design Standards of Nashboro Village Tract 11 of record in Instrument Number 20020507-0056331, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **622 Flintlock Court , Nashville, Tennessee 37217**.

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 27th DAY OF AUGUST, 2015.

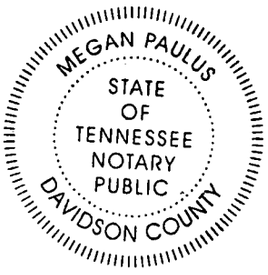
Chai Navawongse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAI NAVAWONGSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2015.

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



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