WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084363 DEEDWARR
Recvd: 10/05/15 09:12 2 pgs
Fees:13.00 Taxes:749.99

20151005-0100836

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin N. Thompson	InterLinc Mortgage Services, LLC	173-09-OA-305.00
(NAME)	(NAME)	
904 Tote Lane	10613 West Sam Houston Parkway, North, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kim Tuyet Luong, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kevin N. Thompson and Katrina Thompson, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 261 on the Plan of Phase Four, Lenox Village, of record in Plat Instrument No. 200408060094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kim Tuyet Luong, an unmarried woman by Quitclaim Deed from May Luong, an unmarried woman, dated 10/30/2013 recorded 11/5/2013, of record in Instrument No. 20131105-0114769, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Tuyet Luong, an unmarried woman and May Luong, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 1/28/2005 recorded 2/7/2005, of record in Instrument No. 20050207-0014233 and re-recorded on 02/22/2005 of record in Instrument No. 20050222-0019225, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
Appendix C Stormwater Detention Agreement of record in Instrument No. 20020408-0042676, Restrictive Covenant for Detached Structure of record in Instrument No. 20041105-0133849, in the Register's Office for Davidson County, Tennessee.
Lenox Village a Traditional Neighborhood Development Declaration of Charter, Easements of record in Instrument No. 20020315-0032826, Charter of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 904 Tote Lane, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 30th day of September, 2015.

Kim Tuyet Luong by Peter Luong Attorney in Fact.

Kim Tuyet Luong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Luong, with whom I am personally acquainted and who proved himself to be the attorney in fact of Kim Tuyet Luong and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2015.

Notary Public
My Commission Expires: 8/24/17

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DONALD R. RAPER

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027