THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105505** ATT VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: 11/18/17	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$173,200.00~~ $169,700.00 Affiant Subscribed and sworn to before me, this 30th day of October, 2015. Notary Public My Commission Expires

WARRANTY DEED

Address New Owner: Hoa Van Ly and Dao Minh Thi Tran 5804 FOXVIEW DR Antioch TN 37013-5118	Send Tax Bills To: New Owner c/o Firstbank 318 Seaboard Lane, Ste. 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 172-08-0A-053.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Moore and Jennifer Moore, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Hoa Ly and Dao Tran, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 53, SECTION 2A, RESUBDIVISION OF LOTS 53, 54 & 55 (erroneously referred to as Resubdivision of Lots 53, 54 & 54 in deed of acquisition), HUNTER'S BRANCH, as shown on plat of record in Plat Book 6900, Page 165, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Moore and Jennifer Moore, husband and wife by Special Warranty Deed from Novastar Mortgage, Inc., recorded on the 22nd day of November, 2004 in Instrument No. 20041122-0139753, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 819, Book 6815, Page 77, Plat Book 6900, Page 165 and Master Plat recorded in Plat Book 6250, Page 512.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6601, Page 7.

Terms and provisions of by-Laws recorded in Book 6632, Page 429.

BILL GARRETT, Davidson County
Trans:T20150094778 DEEDWARR
Recvd: 11/06/15 10:09 2 pgs
Fees:13.00 Taxes:627.89
20151106-0113241

Charter of Hunter's Branch Homeowners Association, Inc. recorded in Book 6632, Page 424 and Book 8923, Page 318.

Conveyance of Common Area recorded in Book 6612, Page 885.

This is improved property located at 5804 FOXVIEW DR Antioch TN 37013-5118

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2015.

William Moore

Jennifer Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Moore and Jennifer Moore, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY