WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101476 DEEDWARR
Recvd: 12/01/15 10:13 2 pgs
Fees:13.00 Taxes:688.20

20151201-0120918

B-RA-15-6016-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH 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)
Michael Lee Teap and Sokkea Teap	new owner	
(NAME)	(NAME)	**176-05-0B-068.00-CO**
6016 Firelight Trl		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-5651		
(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 **JOHN TODD DEVIDTS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL LEE TEAP AND SOKKEA TEAP, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 163 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (s) 885 through 887, inclusive, 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 John Todd Devidts, a married man as his sole and separate property by Warranty deed from Wayne Harlan and wife, Beverly Harlan of record in Instrument No. 20080623-0064700 Register's Office for Davidson County, Tennessee, dated June 19, 2008 and recorded on June 23, 2008. Gipcy Devidts, spouse of John Todd Devidts joins in this conveyance for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
• Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
• Taxes for the year 2015 a lien, due and payable, but not delinquent.
• Subject to all matters shown on the Plan of record in Plat Book 6900, Page 884, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 885 through 887 inclusive, 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 7823, Page 857; as amended in Book 7857, Page 94; Book 7876; Page 75; Book 9616, Page 470; Book 9619, Page 477; Book 9678, Page 187; Book 9764, Page 44; and Book 11180, Page 802, 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 record in Book 7932, Page 648; as amended in Instrument Number 20001207-0120450 and in Instrument Number 20010614-0062710, in the Register's Office for Davidson County, Tennessee.
• Charter of Hickory Woos Estates Homeowner's Association, Inc. of record in Book 7857, Page 87; Book 7876, Page 67; and Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Common Area and/or Open Space to Hickory Woods Estates Homeowner's Association, Inc. of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee.
• Rules and Regulations of record in Instrument Number 20010614-0062709; Instrument Number 20011015-0111957; and Instrument Number 20031010-0150800, in the Register's Office for DavidsonCounty, Tennessee.
• Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 5055, Page 441; Book 8169, Page 571; and Book 8169, Page 579, in the Register's Office for Davidson County, Tennessee.

- Water, Sewer, and Gas Easements of record in Book 5935, Pages 708, 711, and 717; Book 5935, Pages 707, 714, 715; Book 6008, Page 756; Book 5935, Pages 707, 714, and 715; and Book 8169, page 588, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4435, Page 9; Book 4435, Page 20; Book 8169, Page 564; Book 8169, Page 571; and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.
- Easement to the Nashville Gas Company of record in Book 4897, Page 209; Book 5909, Page 915; and Book 5897, Page 209, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage of record in Book 7145, Page 614; Book 7145, Page 618; Book 6952, Page 830; and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 437, Page 39 and in Book 9632, Page 973, in the Register's Office for Davidson County, 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: **6016 Firelight Trl, Antioch, Tennessee 37013-5651**.

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 25th DAY OF NOVEMBER, 2015.

John Todd Devidts

Gipcy Devidts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN TODD DEVIDTS, AND GIPCY DEVIDTS 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 25th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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