WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029744 DEEDWARR
Recvd: 04/12/16 15:07 2 pgs
Fees:13.00 Taxes:924.63
20160412-0035085

P-AA-16-801-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Vilas Sae Aung and Pitchayanin Sae Aung	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	
801 Ottoe Court	**200 East Main Street**	**181-03-0A-337.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8845	**McMinnville, TN 37110**	
(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 consideration, the receipt of which is hereby acknowledged, **NICHOLAS JOHN SCHUBERT AND KATHRYN SHELBY SCHUBERT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VILAS SAE AUNG AND PITCHAYANIN SAE AUNG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 131 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision-Cluster Lot option of record in Plat at Instrument No. 20070720-0086788, 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 Nicholas John Schubert and Kathryn Shelby Schubert, husband and wife by Warranty deed from Stephen B. McClain and wife, Louetta McClain of record in Instrument No. 20130703-0068745 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Instrument No. 20070720-0086788.
- All matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391.
- Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument Nos. 200007270074152, 20030509-0062505, 20050118-0006063, 20060523-0060562, 20070606-0067790, 20070606-0067791 and 20140403-0027632.
- By-Laws of record in Book 11033, Page 509, as amended in Instrument No. 200007270074153.
- Charter for Indian Creek Homeowner's Association of record in Book 11031, Page 79.
- Conveyance of Open Space to HOA of record in Instrument No. 20130516-0049304.
- Stormwater Detention Agreement of record in Book 10729, Page 380 and Instrument No. 20060526-0062237, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Ottoe Court , Brentwood, Tennessee 37027-8845**.

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 11 DAY OF APRIL, 2016.

Nicholas John Schubert

Kathryn Schubert

Kathryn Shelby Schubert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS JOHN SCHUBERT, 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 11 of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN SHELBY SCHUBERT, 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 11 of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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