Box 14
28546-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160056848 DEEDWARR
Recvd: 07/05/16 10:36 2 pgs
Fees: 13.00 Taxes: 1169.20
20160705-0068261

MST 2016-0761

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hutfles and Anthony Ryan	FirstBank	173-09-0A-575.00-CO
(NAME)	(NAME)	
2328 Alteras Drive	3500 Blue Lake Drive, Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7185	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Loi Chau and Michelle Lam, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hutfles, unmarried man, and Anthony Ryan, unmarried man, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 549 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Loi Chau and Michelle Lam, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070404-0040508 Register's Office for Davidson County, Tennessee, dated April 03, 2007 and recorded on April 04, 2007.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Instrument Number 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439 and Instrument No. 20080326-0030449, and Declaration of Covenants, Conditions and Restrictions of Lenox Village Town center of record in Instrument No. 20060612-0069716, Register's Office for Davidson County, Tennessee. Charter of Lenox

Village Neighborhood Association, Inc. of record in Instrument Number 2002041-20045831 and Instrument no. 20031016-0153550, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20020628-0078164 and Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee. Easements of record in Instrument Number 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2328 Alteras Drive, Nashville, TN 37211-7185
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 1st DAY OF July, 2016

Loi Chau by Yvette Meldrum as attorney in fact

Loi Chau

Michelle Lam by Yvette Meldrum as attorney in fact

Michelle Lam

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Loi Chau and Michelle Lam, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Loi Chau and Michelle Lam, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 1st day of July, 2016.

Rachel Figueroa
Notary Public

My Commission Expires: 9/29/18

(SEAL)

RACHEL W. FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY