Davidson County DEEDWARR
Recvd: 11/01/16 11:54 3 pgs
Fees:18.00 Taxes:1442.63
20161101-0115406

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

P-BR-16-5745-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-17 (AFFIX SEAL)

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)
Jonas Sjogren	New Owner	
(NAME)	(NAME)	**103-2-D-6.00CO**
5745 Maudina Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ALBERT CHANG AND LAUREN CHANG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONAS SJOGREN, AN UNMARRIED MAN, AND GABRIELA LIRA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 6 on the Plan of Final Plat Westland Square Subdivision of record in Plat at Instrument No. 20060425-0046951, revised at Instrument No. 20080305-0022004, 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 Albert Chang and wife, Lauren Chang by Warranty Deed from John C. Knauss and Samuel H. Dawkins, recorded May 20, 2014 in Instrument No. 20140520-0043191 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument Number 20060425-0046951, as revised by Instrument No. 200803055-0022004;
- All matters shown on Plan of record in Plat Book 9700, Page 116 (underlying plat);
- Notice of Acceptance of Public Infrastructure of record in Instrument No. 20130613-0060624;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060418-0044405 and Owners Certification of record in Instrument No. 20060428-0048911;
- Corporate Resolution Amended By-Laws of Westland HOA of record in Instrument No. 20071217-0144178, as amended in Instrument No. 20080603-0056490;
- Drainage and Detention Pond Easement Agreement of record in Instrument No. 20070521-0060237;
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20070711-0082696, 20070711-0082754, and 20040223-0020159;
- Quitclaim Deed to HOA for Common Areas of record in Instrument No. 20071227-0147976;
- HOA Charter of record in Instrument No. 20071217-0144176, as amended in Instrument No. 20071217-0144177, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5745 Maudina Avenue, Nashville, Tennessee 37209**.

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 28th DAY OF OCTOBER, 2016.

Albert Chang

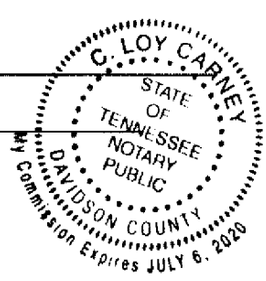
Lauren Chang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT CHANG AND LAUREN CHANG, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

