Davidson County DEEDWARR
Recvd: 01/12/17 14:50 3 pgs
Fees:18.00 Taxes:983.83
20170112-0003788

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,900.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~11th~~ 12th DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-14-17
File No. G16-6955D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John F. Shenoda, An Unmarried Man (NAME)	New Owner (NAME)	181-3-A-245 CO
7429 Stecoah Street (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Rickey Lui and Chintana Lui a/k/a Chintana Chanthalangsy, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John F. Shenoda, An Unmarried Man**, 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. 82 on the plan of ADDITION TO INDIAN CREEK ESTATES, SECTION 1, PHASE 1, RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development of record in Instrument No. 20060330-0035946, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rickey Lui, married and Chintana Chanthalangsy, married from H & J Builders, Inc., A Tennessee Corporation, by Deed dated June 8, 2007, as Instrument No. 20070612-0070373, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 10752, page 553, Instrument No. 20000727-0074152, Instrument No. 20060523-0060562, and Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee.

3. *Charter of Homeowner's Association of record in Book 11031, page 79, Register's Office for* Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20130516-0049304, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as recorded in Instrument No. 20041025-0128024, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewers / storm drainage as recorded in Book 10881, page 954, and Book 11217, page 799, Register's Office for Davidson County, Tennessee.

7. Bylaws of record in Book 11033, page 509, and Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.

8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7429 Stecoah Street, Antioch, TN 37013.

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. Whenever 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 11th day of January, 2017.

Rickey Lui — January 11, 2017 Date

Chintana Lui a/k/a Chintana Chanthalangsy — January 11, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Rickey Lui and Chintana Lui a/k/a Chintana Chanthalangsy, Husband and Wife, the bargainor(s), 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 11th day of January, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

