WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004695 DEEDWARR
Recvd: 01/18/17 10:49 2 pgs
Fees:13.00 Taxes:708.55
20170118-0005294

O-PR-16-506-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Traci L. Bryan	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	**142-10-0B-072.00-CO**
506 Belle Pointe Court	**3701 Regent Boulevard, Suite 180**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Irving, TX 75063**	
(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, **SURAYUTH BUNYASRIE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACI L. BRYAN, A SINGLE WOMAN,** 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. 72 on the Plan of Belle Pointe, Phase IV of record in Plat Book 6900, Page 44, 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 Surayuth Bunyasrie by Bankruptcy Trustee's deed from Eleanor Jackman of record in Instrument No. 20031031-0160259 Register's Office for Davidson County, Tennessee, dated October 30, 2003 and recorded on October 31, 2003.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- All matters shown on the Plan of record in Book 6900, Page 44, Register's Office for Davidson County, Tennessee;
- All matters shown on the Boundary Plat of record in Plat Book 6250, Page 440, 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 6689, Page 772, amended in Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292 and Book 6959, Page 766, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 6689, Page 783, amended in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443 and Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee;
- Subject to Rules Regarding Enforcement of governing documents of record in Instrument No. 20051027-0130021, Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Book 6762, Page 261, as corrected in Book 8016, Page 858, Register's Office for Davidson County, Tennessee;
- Conveyance of common areas to HOA of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, Register's Office for Davidson County, Tennessee;
- Sewer Line Easement of record in Book 4613, Page 509, 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;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **506 Belle Pointe Court , Nashville, Tennessee 37221**.

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 13th DAY OF JANUARY, 2017.

Surayuth Bunyasrie by John Gleaves, Attorney In Fact

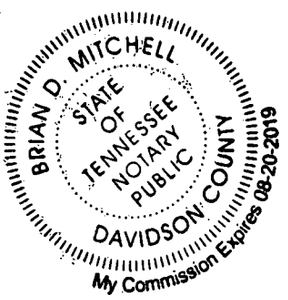
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SURAYUTH BUNYASRIE, and who acknowledged he/she/they executed the same as the free act and deed of the said SURAYUTH BUNYASRIE.

Witness my hand and official seal, this the 13th of January, 2017.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



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