THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170110383**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 9th day of February, 2017. Notary Public My Commission Expires: 6/19/18

BILL GARRETT, Davidson County
Trans:T20170013361 DEEDWARR
Recvd: 02/14/17 09:00 2 pgs
Fees:13.00 Taxes:1369.00
20170214-0015175

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner: Phomlikhit Kongsaysy and Candra Kongsaysy 2049 Sherbrooke Lane Nashville TN 37211-7020	Send Tax Bills To: new owner ←	Tax Information: Tax Parcel ID No. 180-04-0A-090.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Lund and Joanne W. Lund, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Phomlikhit Kongsaysy and Candra Kongsaysy, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Revision One, Section Three, Highland Creek, of record in Instrument No. 20030716-0099524, 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 John R. Lund and Joanne W. Lund, husband and wife by Warranty Deed from Michael M. Awdish, married of record in Instrument No. 20141124-0107944, Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 24, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20030716-0099524, 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 11568, Page 311, as supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Highland Creek Homeowners Association, Inc., of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for open space of record in Instrument No. 20031014-0151693, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Easements of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516, and Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2049 Sherbrooke Lane Nashville TN 37211-7020

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of February, 2017.

John R. Lund

Joanne W. Lund

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Lund and Joanne W. Lund, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2017.

Notary Public
My Commission Expires: 3/25/18

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018