This Instrument Prepared By:
Adrienne-Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

**MAP/GROUP/PARCEL 173050A049.00**

From Information Furnished by the Parties

**NAME & ADDRESS OF NEW OWNER:**
**Maurice J. Salter**
**1775 Red Jacket Dr.**
**Antioch, TN 37013**

**SEND TAX BILLS TO:**
**New Owner**

BILL GARRETT, Davidson County
Trans:T20170034589 DEEDWARR
Recvd: 04/25/17 09:26 2 pgs
Fees:13.00 Taxes:592.00
20170425-0040281

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THOA KIM DUONG, A MARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MAURICE J. SALTER,** an unmarried man, "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 49, on the Plan of Barnes Crossing, Phase One, P.U.D., as shown in Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description thereof.

BEING the same property conveyed to Thoa Kim Duong, by Quitclaim Deed from Anky Duong and Thoa Kim Duong, husband and wife, as joint tenants, dated October 27, 2014, appearing of record in Instrument No. 20141029-0099892, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters shown on Master Deed and By-Laws of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938 and in Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee.; Easement to Metro of record in Instrument Number 20050721-0084791 and of record in Instrument Number 20050811-0095171, Register's Office for Davidson County, Tennessee.; Charter of Barnes Crossing Homeowner's Association of record in Master Deed as Exhibit B, in Instrument No. 20050721-0084791, Register's Office for Davidson County, Tennessee.; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427, Register's Office for Davidson County, Tennessee.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.; Payment and cancellation of a Maury C. Salter recorded in Instrument No. 20031030-0159581, Register's Office for Davidson County, Tennessee.; Notice of Lien filed by Atlantic Credit and Finance against Maury Salter in the amount of $2449.85 recorded in Instrument No. 20051208-0147827, Register's Office for Davidson County, Tennessee.

This is improved property known as 1775 Red Jacket Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20 day of April, 2017.

Thoa Kim Duong

STATE OF GA

COUNTY OF Forsyth

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thoa Kim Duong, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20 day of April, 2017.

JALEH H. MOZAYANFAR
NOTARY PUBLIC

My Commission Expires: Dec 9, 2017

JALEH MOZAYANFAR NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMM EXP DECEMBER 9 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20 day of April, 2017.

NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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