Davidson County DEEDWARR
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Fees:18.00 Taxes:1402.30

20170501-0042344

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John Noah Brooks and Alison J M Brooks	USAA Federal Savings Bank	172 03 0A 131.00
(NAME)	(NAME)	
1708 Boxwood Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy-Nine Thousand And No/100 Dollars ($379,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ly Tran and Matthew Lim, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Noah Brooks and Alison J M Brooks, husband and wife**, 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 64 on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more completed description thereof.

Being the same property conveyed to M. Dale McCulloch by Successor Trustee's Deed from Joseph R. Prochaska, Successor Trustee, dated November 03, 2008 and recorded December 12, 2008 as Instrument No. 20081212-0119770, Inc., in said Register's Office for Davidson County, Tennessee.

Being a portion the same property conveyed to Four M Partners, a Tennessee general partnership by Quitclaim Deed from M. Dale McCulloch dated December 10, 2008 and recorded December 12, 2008 as Instrument No. 20081212-0119774, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southeastern Development Enterprises LLC by Special Warranty Deed from Four M Partners, a Tennessee General Partnership dated October 31, 2014 and recorded November 04, 2014 as Instrument No. 20141104-0101935, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Ly Tran, an unmarried woman and Matthew Lim, an unmarried man by Warranty Deed from Southeastern Development Enterprises LLC, a Tennessee Limited Liability Company dated April 08, 2015 and recorded April 13, 2015 as Instrument No. 20150413-0032369, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1708 Boxwood Drive, Nashville, TN 37211

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, has 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. 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 our hands this 27th day of April, 2017

Ly Tran

Matthew Lim

STATE OF TENNESSEE

COUNTY OF

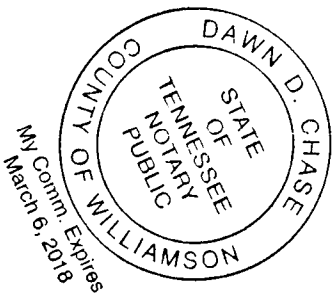
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ly Tran, an unmarried woman Matthew Lim, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-166938FC

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY