BILL GARRETT, Davidson County
Trans:T20170039058 DEEDWARR
Recvd: 05/08/17 15:10 2 pgs
Fees:13.00 Taxes:1017.50
20170508-0045614

Warranty Deed

MONTGOMERY COUNTY
MARTHA J. OGLE
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public

My commission expires: 5-16-2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jia Rong Chong		
7277 Charlotte Pike Unit 309	New Owner	114-08-0C-148.00-CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA FRANKLIN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIA RONG CHONG, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 144 on the Plan of West Park Phase 3, of record as Instrument Number 20060202-0012968, as further set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowners Association Inc., of record as Instrument Number 20041221-0151636, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Franklin, unmarried by Special Warranty deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument No. 20070426-0049829 Register's Office for Davidson County, Tennessee, dated February 13, 2007 and recorded on April 26, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7277 Charlotte Pike Unit 309, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2017.

Patricia Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017