STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-8248D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170043265 DEEDWARR
Recvd: 05/22/17 11:17 2 pgs
Fees:13.00 Taxes:906.13
20170522-0050502

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dat Lam, Unmarried (NAME)	Dat Lam (NAME)	063-16-0B-110.00-CO
1208 Springwood Drive (STREET ADDRESS)	9 Seven Oaks (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Irvine, CA 92603 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Eric T. Davis, Administrator, Estate of Jack Junior** DAVIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dat Lam, Unmarried,** 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 No. 192 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PUD), of record in Plat Book 6900, Page 550 and 552, as amended in Book 7462, Page 445 and further amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Jack Davis, Jr., unmarried by Quit Claim Deed from C &D Investments, LLC, dated November 14, 2013 and as of record in Instrument No. 20131118-0118911, Register's Office for Davidson County, Tennessee. The said Jack Davis, Jr. (also known as Jack Junior Davis) having since died intestate March 20, 2014 leaving Eric T. Davis as his only heir at law. See Affidavit of Heirship of record in Instrument No. 20170327-0029718, said Register's Office. Ryan Carney, Member of C & D Investments, LLC, conveyed his interest in the subject property to Eric T. Davis, Administrator of the Estate of Jack Junior Davis by Quit Claim Deed dated March 3, 2015 and as of record in Instrument No. 20150316-0022018, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7351, Page 852, Book 7451, page 739, Book 8181, Page 112, Book 8336, page 393 and Book 7431, page 204, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 550, amended in Book 7462, page 445, Book 8110, Page 401, and Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 7431, Page 204, Book 8517, Page 762, and Book 8833, page 216, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers/storm drainage as recorded in Book 11030, page 740, Register's Office for Davidson County, Tennessee.
7. Easement for Water pipeline as recorded in Book 7489, page 515, Register's Office for Davidson County, Tennessee.
8. Flowage Easement as recorded in Book 2247, page 75, Register's Office for Davidson County, Tennessee.
9. Water Main Easement as recorded in Book 8007, page 235, Register's Office for Davidson County, Tennessee.
10. Ingress/Egress Easement as recorded in Book 8739, page 991, Register's Office for Davidson County, Tennessee.
11. Public Utilities Easement as recorded in Book 8657, page 179, Register's Office for Davidson County, Tennessee.
12. Easement for Water/Sewer pipelins es as recorded in Book 7460, page 930, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1208 Springwood Drive, Old Hickory, TN 37138.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 17th day of May, 2017.

Eric T. Davis, Administrator, Estate of Jack Junior DAVIS

May 17, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Eric T. Davis, Administrator, Estate of Jack Junior DAVIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of May, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066