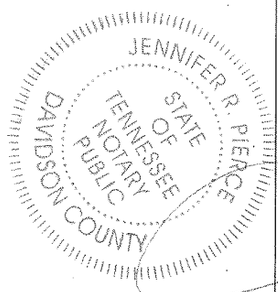
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/17 09:28 2 pgs
Fees:13.00 Taxes:333.00
20170720-0073132



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 31st day of July, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RFK Properties, LLC	New Owner	163050B16000CO
2479 Murfreesboro Road, Suite 341		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Helen Dang, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RFK Properties, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 176, on the Plan of Master Deed Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument Number 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Helen Dang from GREENVALE CONSTRUCTION, a Tennessee limited liability company by Warranty Deed on December 13, 2004, of record in Instrument Number 20051221-0153009, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument Numbers. 20031117-0167241 and 20031229-0183343, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, Page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020506-0055107, Instrument No. 20021017-0127808, Instrument No. 20031117-0167241, Instrument No. 20051128-0143120, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, and Instrument No. 20141231-0119109, Register's Office for said County; Rules and Regulations of record in Instrument No. 20140902-0079467, and Instrument No. 20160223-0017010, Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association, Inc. of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.
- Dedication of common area to Mill Park Homeowner's Association, Inc., of record in Book 11221, Page 249, and Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.
- By-Laws and Articles of Incorporation of record in Book 10719, Page 464 amended in Book 11167, Page 759, and Instrument No. 20161028-0113925, Register's Office for Davidson County, Tennessee.
- Easement to Bell South of record in Book 11378, Page 991, Register's Office for said County; Storm Water Detention Agreement of record in Book 10506, Page 278, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 10506, Page 278; Book 9700, Pages 538 and 539 and Instrument Number 20170206-0012426, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5170 Hickory Hollow Parkway #141, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 13, 2017.

Helen Dang

STATE OF VIRGINIA

COUNTY OF CHESTERFIELD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Helen Dang** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 13, 2017

Notary Public

My commission expires 05/31/2020

MELISSA ANNA OLSZEWSKI NOTARY PUBLIC REG # 7704825 MY COMMISSION EXPIRES 5/31/2020 COMMONWEALTH OF VIRGINIA

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021