WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-17-1077

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tawntane U. Yates	NEW OWNER	
(NAME)	(NAME)	**174-11-0A-020.00-CO**
1077 Blairfield Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/17 10:42 3 pgs
Fees:18.00 Taxes:1026.75
20170802-0078522

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VONIE F. CHANG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAWNTANE U. YATES*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 516 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase one of record in Plat at Instrument No. 20000825-0083988, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vonie F. Chang, an unmarried woman by Warranty deed from Randy L. Scheeter, Jr. and wife Katrina C. Scheeter of record in Instrument No. 20070920-0112477 Register's Office for Davidson County, Tennessee, dated September 14, 2007 and recorded on September 20, 2007.

Vonie F. Chang having since married. Bruce Von Lin joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000825-0083988, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, with By-Laws of Cane Ridge Farms Homeowners Association, Inc. appended thereto, of record in Instrument 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, and Instrument No. 20100526-0040558 with Assignment of Declarant Rights of record in Instrument No. 20120524-0045182 and Variance in Instrument No. 20120604-0048269 and Instrument No. 20060112-0004819, Register's Office for Davidson County, Tennessee.
- Charter for Cane Ridge Farms Homeowners Association of record in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Lines of record in Book 4428, Page 565 and Book 4424, page 973, in the Register's Office for Davidson County, Tennessee.
- Easement for utilities of record In Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Lines of record in Instrument Number 20020219-0020923, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20050825-0101604 and Instrument No. 20060927-0119247, in the Register's Office for Davidson County, Tennessee.

* and Ronnie D Yates JR., wife and husband

- Easement for Cable of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Roadway Turn-Around of record in Instrument Number 20110518-0037952, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number 20060719-0087192, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20070920-0112477 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1077 Blairfield Dr, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF July, 2017.

Vonie F. Chang 7/31/17

Bruce Von Lin 07/31/17

STATE OF California
COUNTY OF Los Angeles

VAN LOI NGUYEN
Notary Public - California
Los Angeles County
Commission # 2172126
My Comm. Expires Nov 17, 2020

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VONIE F. CHANG* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained. * and Bruce Von Lin

Witness my hand and official seal, this the 31 day of July, 2017.

Notary Public
My Commission Expires: 11/17/2020
(SEAL)

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal, this the _____ day of _____, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019