THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511806**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $124,100.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2017. Notary Public My Commission Expires: 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Hoang Yen Thi Truong 429 RAINTREE PL #73 Hermitage TN 37076-2876	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086110B02300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Gayle Sisk now known as Rebecca Sisk Lemons, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hoang Yen Thi Truong, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, Building No. 7 on the revised plan of Phase 2, Hermitage Woods Condominium Apartments (Raintree Village), of record in Plat Book 4860, Pages 62-64, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 4753, Page 140 and as amended in Book 4980, Page 378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit. Garage No. 7-3-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Rebecca Gayle Sisk, an unmarried person by Warranty Deed from Jeffrey Thomas Howard and Thomas R. Howard and Sandra D. Howard, recorded on the 2nd day of January, 2009 in Instrument No. 20090102-0000098, in the Register's Office of Davidson County, Tennessee.

Rebecca Gayle Sisk and Rebecca Sisk Lemons being one and the same person.

Grantor did not reside at subject property as her primary marital residence.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED, PHASE 2 & 2A, HERMITAGE WOODS, as recorded in Plat Book 4860, Page(s) 62, 63 and 64.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 4743, Page 258.

Davidson County DEEDWARR
Recvd: 08/21/17 10:07 3 pgs
Fees:18.00 Taxes:459.17
20170821-0085511

Terms and provisions of by-Laws recorded in Book 5122, Page 878 and Book 6229, Page 970, Book 10382, Page 596 and Instrument Nos. 20040428-0047940 and 20040826-0103606.

Charter of Homeowners Association recorded in Book 5088, Page 854.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing of record in Book 4753, Page 140, Book 4980, Page 378, Book 5165, Page 781 and Book 5172, Page 77.

Easement for Sanitary Sewer, recorded in Book 5193, Page 821 and Book 9418, Page 950.

Anchor Easement recorded in Book 5578, Page 752.

This is improved property located at 429 RAINTREE PL #73 Hermitage TN 37076-2876.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2017.

Rebecca Gayle Sisk NKA
Rebecca Sisk Lemons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Gayle Sisk NKA Rebecca Sisk Lemons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

