THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road Suite 203-A** **Nashville, TN 37215** **CRT File No. 170812928** NOTARY PUBLIC PRINCIPAL OFFICE IN DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES: 11-18-17	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $268,250.00. Tammy L Potts Affiant Subscribed and sworn to before me, this 15th day of September, 2017. Notary Public My Commission Expires: _

Bill Garrett Davidson County
Batch# 2134 DEEDWARR
09/19/2017 09:48:41 AM 2 pgs
Fees: $13.00 Taxes: $992.52

20170919-0095667

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	
Khiem Ngoc Ly	Regions Bank d/b/a Regions Mtg.	Tax Parcel ID No.
5708 Sonoma Trace	2050 Parkway Office Circle	173-04-0A-352.00-CO
Cane Ridge TN 37013	Birmingham, LA 35244	

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, **Kathleen T. Rock, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Khiem Ngoc Ly, an unmarried man**, ("Grantees"), his 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 Lot No. 322 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Kathleen T. Rock, an unmarried woman by Warranty deed from Stephanie L. Dorsey, unmarried of record in Instrument No. 20150915-0093451 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 15, 2015.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20040128-0010661, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Oak Highlands with By-Laws appended thereto, of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 8765, Page 90, Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and

only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Oak Highlands HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.

Deed for common areas to HOA of record in Book 7437, Page 697, Instrument No. 20000502-0044049, Instrument No. 20000425-0041127, Instrument No. 20020619-0074183, Instrument No. 20040217-0017737 and Instrument No. 20130523-0052438, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7189, Page 379 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee.

Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7748, Page(s) 408, 412, 448, 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement(s) of record in Instrument No. 20001002-0097138, Instrument No. 20001002-0097139, Instrument No. 20001205-0119205 and Instrument No. 20001205-0119206, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5708 Sonoma Trace Cane Ridge TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 15th day of September, 2017.

Kathleen T. Rock

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen T. Rock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON