WARRANTY DEED

Bill Garrett Davidson County
Batch# 11849 DEEDWARR
10/11/2017 02:29:04 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20171011-0104425

O-AR-17-608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Amanda Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-16-18

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
Rafferty Pendery	Ascend Federal Credit Union	
(NAME)	(NAME)	**128-12-B-11.00CO**
608 Summit Oaks Court	P.O. Box 1210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KEVIN VO AND MAI LAI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAFFERTY PENDERY, A MARRIED MAN,** 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. 11 on the Final Plat of Woodbury, Phase 2, Cluster Lot Planned Unit Development, of record in Instrument No. 20140429-0035945, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Vo and Mai Lai, husband and wife, by Warranty Deed from Dalamar Homes, LLC, recorded January 21, 2015 in Instrument No. 20150121-0005900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20140429-0035945 and Boundary Plat of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument Nos. 20130924-0100444, 20140602-0047279 and 20140620-0054093;
- Charter of Homeowner's Association of record in Instrument No. 20140530-0046691, Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee;
- Easements for Utilities and Sanitary Sewer of record in Book 5074, Page 856 and Book 5074, Page 945, Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20120706-0056466, Register's Office for Davidson County, Tennessee;
- Conveyances to the State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, Register's Office for Davidson County, Tennessee;
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20130830-0091922, Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreements of record in Instrument Nos. 20050118-0005578 and 20061023-0130904, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and elements;
- Taxes for Year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **608 Summit Oaks Court, Nashville, Tennessee 37221**.

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 5th DAY OF OCTOBER, 2017.

Kevin Vo

Mai Lai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN VO, 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 5th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAI LAI, 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 5th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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