Bill Garrett Davidson County
Batch# 21692 DEEDWARR
11/03/2017 09:40:04 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20171103-0112943

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Vo and Mai Lai	new owner	131 02 2K 002.00
(NAME)	(NAME)	
1926 Warfield Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emily Ann Stewart, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Vo and Mai Lai, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2, 6 Colonial Cottages, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants and Restrictions for Colonial Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151118-0117036, 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 Emily Ann Stewart, unmarried, by Warranty Deed from Warfield Development, LLC, a Tennessee limited liability company, dated September 29, 2017, of record in Instrument No. 20171002-0100233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors; All matters appearing on the Plan of record in Plat Book 1130, page 102, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 201511180117036; all of record in the Register's Office for * County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 01R-17-1936

unimproved ☐

This is improved ☑ property, known as 1926 Warfield Dr., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town)
(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of October, 2017.

Emily Ann Stewart

State of Tennessee

County of Rutherford

On this 31st day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Emily Ann Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

