WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF NOVEMBER, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES March 18, 2019
Bill Garrett Davidson County Batch# 30434 DEEDWARR 11/28/2017 09:00:30 AM 3 pgs Fees: $18.00 Taxes: $1,019.35 20171128-0121017	

THIS INSTRUMENT PREPARED BY
Vanderpool Law 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9204 HONG JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Suk Min Hong and Hana Hue		173090B12400CO
6326 SUNNYWOOD DRIVE		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

RYAN R. FLETCHER, AND ROBYN N. FLETCHER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUK MIN HONG, AND HANA HUE

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 lot 329, Barnes Cove, Phase 3, Section 1, as shown on plat of record in Instrument No. 20060113-0005373, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Ryan R. Fletcher and Robyn N. Fletcher husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, recorded on the 6th day of June, 2007 in Instrument No. 20070606-0067918, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNING COVE, PHASE 3, SECTION 1, as recorded in Instrument No. 20060113-0005373, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20021217-0155806; 20040429-0048624 and 20110720-0055565, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter for Homeowners Association recorded at Instrument No. 20021217-0155805.

f. Easement for Sanitary Sewer recorded in Instrument Nos. 20040413-0041473 and 20020201-0014182.

g. Easement for Ingress and Egress recorded in Book 5385, Page 986.

h. Easement for public right of way recorded in Book 5215, Page 482.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-396 7/

i. Quitclaim Deed for Open Space recorded at Instrument No. 20130610-0058651.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.

This is improved property known as 6326 SUNNYWOOD DRIVE, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 18th day of November, 2017.

X _____

Ryan R. Fletcher

X _____

Robyn N. Fletcher

STATE OF TEXAS
COUNTY OF Denton

Personally appeared before me, a Notary Public of said County and State, RYAN R. FLETCHER AND ROBYN N. FLETCHER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Frisco, Texas, this 18th day of November, 2017.

SAYEEDA AFEEF
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 8/1/2018
NOTARY ID 12584655-9

_____

Notary Public

My Commission Expires: 08.01.2018

File #: 17-9204 HONG JV LG

PREPARED BY:

VANDERPOOL LAW

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

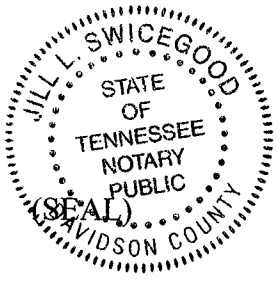
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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