Bill Garrett Davidson County
Batch# 57882 DEEDWARR
02/12/2018 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $721.13
20180212-0013823

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $194,900.00.

Affiant

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Subscribed and sworn to before me, this 9th day of February, 2018.

Notary Public
My commission expires: 5/15/2021

02-1801-50361

Address of New Owner:	Send Tax Bills to:	Tax information:
Xuan Dong **4505 Hawthorn Drive** **Nashville, TN 37214**	**Xuan Dong** **4505 Hawthorn Drive** **Nashville, TN 37214**	172-12-0-D-443.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie S. Ballard, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Xuan Dong, an unmarried man**, hereinafter called the Grantees, their successors 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 No. V-5 as shown on Exhibit "B1" & "B6" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie S. Pollock, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated September 30, 2005, recorded October 7, 2005, of record in Instrument No. 20051007-0121332, Register's Office for Davidson County, Tennessee.

Stephanie S. Pollock has since married and is now known as Stephanie S. Ballard.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7232 Althorp Way, Unit 5, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of February, 2018.

Stephanie S. Ballard

STATE OF ILLINOIS
COUNTY OF WILL

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephanie S. Ballard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mokena, Illinois, this 9th day of February, 2018.

Notary Public

My Commission expires: 3/26/18

OFFICIAL SEAL
DAWN L. RINCHIUSO
Notary Public - State of Illinois
My Commission Expires Mar. 26, 2018

True Copy Certification

I, Julie Dyess, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

