WARRANTY DEED

Bill Garrett Davidson County
Batch# 59528 DEEDWARR
02/15/2018 12:56:04 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20180215-0014955

STATE OF Tennessee
COUNTY OF Williamson

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

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2018.

Valerie L Kane
Notary Public

MY COMMISSION EXPIRES: 6-12-21
(AFFIX SEAL)

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-120885

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Austin Watson	New Owner	
(NAME)	(NAME)	
1613A Glen Echo Rd.		117-16-0U-007.00-CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($705,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOC HOANG, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUSTIN WATSON, AN UNMARRIED MAN, 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 No. 7 on the Plan of Cottages of Green Hills (f/k/a Glen Echo Cottages), a Horizontal Property Regime with Private Elements, filed as Exhibit B to and established by the Declaration of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, as amended, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Weekley Homes, LLC, a Delaware limited liability company by Corporate Form Warranty Deed from The Cottages of Green Hills, LLC, a Tennessee limited liability company, of record in Instrument No. 20150312-0021239, Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 12, 2015.

Being the same property conveyed to Loc Hoang, married by Warranty Deed from Weekley Homes, LLC,

a Delaware limited liability company, of record in Instrument No. 20170104-0000615, Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

Grantor has never occupied the said property as his primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1613 A Glen Echo Rd, Nashville, TN 37215

(House No.) (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/our hand(s) this the 12th day of February, 2018

Loc Hoang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of February, 2018, before me personally appeared Loc Hoang, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the12th day of February, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

