THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180215055

Bill Garrett Davidson County
Batch# 64931 DEEDWARR
03/05/2018 09:17:18 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180305-0020263

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carey Patimeteeporn 5701 Green Apple Ln Brentwood, TN 37027	New Owner	Tax Parcel ID No. 161-13-0B-436.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Tromp Garces, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Surapong Patimeteeporn and Calvin Patimeteeporn, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 436, on the Horizontal Property Regime for Creekside of Brentwood, as recorded in the Master Deed of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to LISA TROMP, by deed from MISUN PORTER, of record in Instrument No. 20100513-0037052, dated May 13, 2010, said Register's Office.

Being further conveyed to VINCENT GARCES and LISA TROMP GARCES, husband and wife, by quitclaim deed from LISA TROMP NOW KNOWN AS LISA TROMP GARCES, of record in Instrument No. 20141103-0101007, dated October 27, 2014, said Register's Office.

VINCENT DANE GARCES and LISA RENEE TROMP GARCES filed for divorce on April 25, 2017 in the 4th Circuit Court for Davidson County, Tennessee, under Docket No. 17D140. Said divorce divested the subject property out of VINCENT DANE GARCES and awarded the subject property to LISA RENEE TROMP GARCES. A certified copy of said divorce is of record as Instrument No. 20180305-0020262, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 161-13-0B-436.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, said Register's Office.

Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office.

Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, said Register's Office.

Easement(s) of record in Instrument No. 20040305-0025834, said Register's Office.

Easement(s) of record in Book 9444, page 27, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, page 755 and Book 7250, page 758, said Register's Office.

Subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, page 486, said Register's Office.
Grant of Transmission Line Easement of record in Book 2438, page 376, said Register's Office.

This is improved property located at 436 Lazy Creek Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2018.

Lisa Tromp Garces

Lisa Tromp Garces

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Tromp Garces, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018