Bill Garrett Davidson County
Batch# 80325 DEEDWARR
04/12/2018 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,296.85
20180412-0034692

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$350,500.00** Affiant Subscribed and sworn to before me, this the 10th day of April, 2018. Notary Public My commission expires: _____ (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map, Parcel Number
Quoc Mai **Phuong Pham**	Churchill Mortgage	**Map& Parcel 181-110-A-296-00.co**
7575 Oakledge Drive	7610A Hickory Blvd Ste 400	
Brentwood, TN 37027	Brentwood TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry C. Salter and Julie Salter, husband and wife

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

Quoc B. Mai and Phuong Pham, 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 Lot No.1023 on the Final Plat of Autumn Oaks Subdivision Phase 10B, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Terry C. Salter, and Julie Slater, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20140924-0087866, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Instrument No. 20140331-0026145, said Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099443, amended in Instrument No. 20101206-0096935 and in Instrument No. 20030513-0064238, Register's Office for Davidson County, Tennessee;

3) Landscape Agreement of record in Instrument No. 20040128-0010894, Register's Office for Davidson County, Tennessee;

4) Easements for sanitary sewers/storm drainage of record in Book 9343, Page 196, Book 9343, Page 199, and Book 11217 and Page 799, Register's Office for Davidson County, Tennessee;

5) Restrictions contained in Deed from Nina K. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph, of record in Book 6704, Page 397, as amended by Instrument of record in Book 6968, Page 30, Register's Office for Davidson County, Tennessee;

6) Subject to restrictions contained in Deed from Nina R. Brown to Nicholas W. Randolph of record in Book 6704, Page 405, amended by Instrument of record in Book 6968, Page 30, Register's Office for Davidson County, Tennessee;

7) Easements of record in Book 3376, Page 239, and in Book 475, Page 547, Register's Office for Davidson County, Tennessee;

8) Subject to flow of water detention agreement of record in Book 7760, Page 970, Register's Office for Davidson County, Tennessee;

9) Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision;

10) Charter of Autumn Oaks Homeowner's Association of record as Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee;

11) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **7575 Oakledge Drive, Brentwood, TN 37027**

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 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 **10th** day of **April, 2018.**

Terry C. Salter

Julie Salter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terry C. Salter and Julie Salter,** the within named sellers, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **10th** day of **April, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

