G#30800-4

BOX #14

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 96891 DEEDWARR
05/25/2018 12:28:20 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20180525-0050349

ADDRESS NEW OWNER:
Ngoc K. Chung & Loi Hong Le
200 Ben Alex Court
Antioch, TN 37013

SEND TAX BILL TO:
"New Owners"

MAP/PARCEL 173-04-0A-038.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George B. Arehart and wife, Sherry R. Arehart, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ngoc K. Chung and Loi Hong Le, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432-435, 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 the same property conveyed to George B. Arehart and wife, Sherry R. Arehart by Deed dated June 25, 1999, from Y & S Properties, a sole partnership of record in Book 11545, Page 719, Register's Office for Davidson County, Tennessee.

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

1) **The Plan of record in Plat Book 6900, Pages 432-435, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **Subject to the Boundary Plat of record in Book 6900, Page 431, said Register's Office.**
3) **Declaration of Restrictive Covenants for Oak Highlands of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587, and as amended in Book 8765, Page 77, said Register's Office.**
4) **By-Laws appended thereto as Exhibit "B" to said Declaration of record in Book 7367, Page 615, and as amended in Book 8765, Page 90, said Register's Office.**
5) **Charter of Oak Highlands Homeowners' Association, Inc. of record in Book 7337, Page 529, as amended in 8765, Page 100, and further see Articles of Merger of Oak Highlands/Deer Valley Homeowners' Association, Inc., as the surviving corporation of record in Instrument No. 20070807-0093758, Register's Office for Davidson County, Tennessee.**
6) **Dedication of common areas to Oak Highlands Homeowners Association of record in Book 7473, Page 697, said Register's Office.**
7) **Subject to Storm Water Detention Agreement of record in Book 7189, Page 379, said Register's Office.**
8) **Subject to conveyances by the Metropolitan Government of Nashville & Davidson County Department of Water and Sewerage Services of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448, and in Book 7748, Page 453, said Register's Office.**

This is improved property known as: **200 Ben Alex Court, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th day of May, 2018.

WITNESS MY HAND on this the 24th day of May, 2018

George B. Arehart

George B. Arehart

Sherry R. Arehart

Sherry R. Arehart

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **George B. Arehart and Sherry R. Arehart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of May, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

Nguc K Chung 5/24/18

AFFIANT

Subscribed and sworn to before me this the 24th day of May, 2018.

Andrew Thomas Wood

NOTARY PUBLIC

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/21

File No. 180354