WARRANTY DEED

Bill Garrett Davidson County
Batch# 106951 DEEDWARR
06/20/2018 03:26:42 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20180620-0059640

MST 2018-0692 (Seller only)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE D. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loc Vu Hoang	new owner	105 01 2F 002.00
(NAME)	(NAME)	
1011 South Street	1010 9th Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TA Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loc Vu Hoang, a married 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 B, South Street II Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for South Street II Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20160629-0066548, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to TA Properties, LLC, a Tennessee limited liability company by Warranty deed from Rick B. Davidson and wife, Izola P. Davidson of record in Instrument No. 20160531-0054053 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on May 31, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2018, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160629-0066548, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4220, Page 723 and Book 4575, page 964, in the Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-1611

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 15th DAY OF June, 2018.

TA Properties, LLC

BY: Kristen Noel Anderson, Agent

Kristen Noel Anderson, Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kristen Noel Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Agent of TA Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2018.

Notary Public My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020