(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 122601 DEEDWARR
07/31/2018 10:50:53 AM 2 pgs
Fees: $13.00 Taxes: $1,250.23

20180731-0074547

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JULY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/19

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9502

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Timothy A. Magyar and Tessa Magyar	Quicken Loans, Inc.	
8268 Tapoco Lane	P.O. Box 6577	181060A02200CO
Brentwood, TN 37027	Carol Stream, IL 60197	

FOR AND IN 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 ACKNOWLEDGE, WE,

KHANH LE AND TRANG UNG HUSBAND AND WIFE

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

TIMOTHY A. MAGYAR AND TESSA MAGYAR, 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. 22 on the Plan of Phase One Culbertson View, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Warranty Deed from TR&D Homes Inc., a Tennessee Corporation to Khanh Le and Trang Ung, Husband and wife as recorded on the 3rd day of May, 2016 in Instrument No. 20160503-0043503; part of Quitclaim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company to TR & D Homes, Inc., a Tennessee Corporation as recorded on the 18th day of November, 2015 in Instrument No. 20151118-0116934; part of Warranty Deed from Ray D. Hare and Ali Mohsenzdeh to SAF Properties, a Tennessee Partnership as recorded on the 28th day of August, 2013 in Instrument No. 20130828-0090882 and Also See Acknowledgment of Conversion Instrument No. 20140219-0014127, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 156 and Instrument No. 20150803-0076314.
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20150731-0075758; 20160225-0018028; 20160509-0045837; Book 10958, Page 266; Instrument Nos. 20051005-0119873 and 20011108-0122870.
5. Charter of Culbertson View Homeowners Association, Inc. recorded at Instrument No. 20160225-0018027.
6. Operation and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20140723-0065533.
7. Subject to ingress and egress of old family cemetery.
8. Conveyance for open space recorded at Instrument No. 20160225-0018029.

This is improved property known as 8268 Tapoco Lane, 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 in 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 our hand on the 27th day of July, 2018.

Khanh Le

Trang Ung

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KHANH LE AND TRANG UNG, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 27th day of July, 2018.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020