Bill Garrett Davidson County
Batch# 127285 DEEDWARR
08/10/2018 07:53:30 AM 2 pgs
Fees: $13.00 Taxes: $791.80
20180810-0078884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

JM-RMX-18-9049

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Uyen N. Hoang	**NEW OWNER**	
(NAME)	(NAME)	**182-06-0A-391.00-CO**
9049 Ristau Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN ALLRED, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UYEN N. HOANG, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 328 on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section Two of record in Plat at Instrument No. 20070516-0058484, 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 the same property conveyed to Kathryn Allred, an unmarried woman by Warranty deed from Ryan Thomas Manners and Jane Manners, married of record in Instrument No. 20160621-0062846 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 21, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record as Instrument Number 20070516-0058484, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Old Hickory Hills Homeowners Association with By-Laws appended thereto, of record in Instrument Number 20020116-0006750, and as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee
- Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Old Hickory Hills Homeowners Association, Inc., Rules and Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Sewer & Drainage Easement of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress & egress to cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9049 Ristau Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF AUGUST, 2018.

Kathryn Allred by Laura Mitchell, Attorney-in-fact
Kathryn Allred
by Laura Mitchell as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHRYN ALLRED, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHRYN ALLRED.

Witness my hand and official seal, this the 1st of August, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5.3.2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.