(1)

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $335,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2020. Notary Public My commission expires: 03-08-21

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 369196 DEEDWARR
03/09/2020 09:43:20 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200309-0025998

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Deana Renee Granado	Republic Bank + Trust Company ~~New Owner~~	**160-16-0C-031.00-CO**
407 Old Towne Drive	601 W Market Street	
Brentwood, TN 37027	Louisville, KY 40202	

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 ACKNOWLEDGED, WE,

Stanley Chiang and Helen Chiang, husband and wife

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

Deana Renee Granado, unmarried

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 No. 31 on the Plan of The Terraces at Brentwood Chase of record in Instrument No. 20001103-0109137, 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 Stanley Chiang, an unmarried man, by Warranty Deed, from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, dated December 31, 2001, of record in Instrument No. 20020102-0000669, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Stanley Chiang and Helen Chiang, husband and wife, dated August 19, 2011, of record in Instrument No. 20110823-0065283, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, Instrument No. 20041206-0144631, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20001214-0123058, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170921-0096999, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Instrument No. 20000531-0053798 and Instrument No. 20000831-0086366, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 31, Book 11115, Page 281 and Book 11115, Page 286, in the Register's Office for Davidson County, Tennessee.
Drainage Facilities Easement of record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee.
Water Mains Easement of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 9700, Pages 653 and 654, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowner's Association of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Instrument No. 20000524-0051842 and Instrument No. 20001214-0123056, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 407 Old Towne 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 6th day of March, 2020.

X _____
Stanley Chiang

X _____
Helen Chiang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of March, 2020, before me personally appeared Stanley Chiang and Helen Chiang, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2020.

_____
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-99
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027