THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2456
Parcel ID: 173-09-0A-584.00-C

Property Address:
2305 Alteras Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 450960 DEEDWARR
08/05/2020 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200805-0086898

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Movement Mortgage, LLC
9024 Calvin Hall Rd.
Indian Land, SC 29707

Address of New Owner:
Lan Vo and Phuong Truong
2305 Alteras Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MATTHEW NEILD and CHRISTINE NEILD, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **LAN VO and PHUONG TRUONG, husband and wife,**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 558 on the Plan of Lenox Village, Section One, of Phase Eight, of record in Instrument Number 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MATTHEW NEILD and CHRISTINE NEILD, husband and wife by Deed dated July 30, 2014 from WILLIAM J THOMSON and wife, LATECIA F THOMSON, recorded August 5, 2014, in Instrument Number 20140805-0070112, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 2305 Alteras Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Minute Book J, page 369, Plat 20060824-0104608 and Plat 20100405-0024714, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851, Instrument No. 20010918-0100852 Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County, Tennessee as contained in Instrument No. 20020628-0078164, Instrument

No. 20040305-0025146 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20050119-00063853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352 Instrument No. 20060309-0027423, Instrument No. No. 20060321-0032383, Instrument No. 200606220074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20070924-0113721, Instrument No. 20080326-0030439, Master Deed 20020315-0032825, amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Instrument No. 20080326-0030449, Ratified in Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, and Instrument No. 20070202-0013613, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this ____ day of July, 2020.

MATTHEW NEILD

CHRISTINE NEILD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MATTHEW NEILD and CHRISTINE NEILD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of July, 2020.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $375,000.00.

Affiant

SWORN TO and subscribed before me on this 31st day of July, 2020.

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2022

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022