WARRANTY DEED

Karen Johnson Davidson County
Batch# 465333 DEEDWARR
08/27/2020 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,841.60
20200827-0097147

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $768,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alejandra Bougrat and Luis E. Bougrat	LoanDepot.com, LLC	Parcel ID: 105 01 2F 002.00
(NAME) 1011 South Street	(NAME) 4800 N. Scottsdale Road, Suite 3800	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Loc Vu Hoang and Phuong Nguyen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alejandra Bougrat and Luis E. Bougrat, wife and husband**, 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 the same property conveyed to Loc Vu Hoang and Phuong Nguyen, husband and wife, by Quitclaim Deed from Loc Vu Hoang, a married man, of record in Instrument No. 20180713-0068344, in the Register's Office of Davidson County, Tennessee, dated July 11, 2018 and recorded on July 13, 2018.

Being the same property conveyed to Loc Vu Hoang, a married man, by Warranty Deed from TA Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180620-0059640, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018.

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, in the Register's Office of Davidson County, Tennessee, dated May 24, 2016 and recorded on May 31, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1011 South Street, Nashville, TN 37203

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, their heirs and assigns forever; and we do covenant with 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 our hands this 26th day of August, 2020

Loc Vu Hoang

Phuong Nguyen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Loc Vu Hoang and Phuong Nguyen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Nick Harris**, 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 Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

