BILL GARRETT, Davidson County
Trans:T20090047874 DEEDWARR
Recvd: 07/16/09 08:57 3 pgs
Fees:18.00 Taxes:584.60
20090716-0066582

BOX 50-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
616328 609758
Kimberly Burke

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	ATTN: Payment Processing Dept	150-12-A-121
(NAME) Danita L. Taylor	(NAME) USAA Federal Savings Bank	
(STREET ADDRESS OR ROUTE NUMBER) 3617 Seasons Drive	(STREET ADDRESS) P.O. Box 79135	
(CITY) Antioch, (STATE) TN (ZIP) 37013	(CITY) Phoenix, (STATE) AZ (ZIP) 85062-9135	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Anthony Ky and Casie Ky, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Danita L. Taylor, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value (whichever is greater, for this transfer is $ 158,000.00

Affiant Danita L. Taylor

Subscribed and sworn to before me this the 15th day of July, 2009.

Notary Public

My commission expires: May 6, 2012 (Affix Seal)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

This is unimproved ( ), known as 3617 Seasons Drive, Antioch, TN ~~37201~~ 37013
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 14th day of April, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anthony Ky

Casie Ky

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Aymie E. Lydick, a Notary Public in and for said County and State, Anthony Ky, the within named bargainor married to Casie Ky (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Casie Ky executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2009.

Aymie E. Lydick
Notary Public
My Commission Expires: August 23, 2011

(This area for official notarial seal)

AYMIE E. LYDICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Aymie E Lydick, a Notary Public in and for said County and State, Casie Ky, the within named bargainor married to Anthony Ky (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Anthony Ky executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2009.

Aymie E. Lydick
Notary Public
My Commission Expires: August 23, 2011

(This area for official notarial seal)

AYMIE E. LYDICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 658 on the Plan of the Planned Unit Development, Final PUD Plat of Phase V-A, Somerset, of record in Plat Book 7900, Page 399, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jenny Chow and husband, Peter Chow by deed dated January 27, 2003 from Charles S. Brown and wife, Joshlyn D. Brown, of record in Instrument No. 20030210-0017783, Register's Office for Davidson County, Tennessee. The said Jenny Chow having since conveyed her interest in the subject property to Anthony Ky by Quitclaim Deed dated August 14, 2003 of record in Instrument No. 20031218-0180235, said Register's Office. The said Peter Chow having since conveyed his interest in the subject property to Anthony Ky by Quitclaim Deed dated February 21, 2007, of record in Instrument No. 20070403-0040063, said Register's Office.