BILL GARRETT, Davidson County
Trans:T20100019306 DEEDWARR
Recvd: 04/05/10 09:33 2 pgs
Fees:13.00 Taxes:340.40
20100405-0024778

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010119

Send Tax Bills To:
F&M Bank
100 Bluegrass Commons
Suite 100
Hendersonville, TN 37075

New Owner is:
Choi Yam
Lli Li Thang
3842 Sam Boney Drive
Nashville, TN 37211

MAP: 133-15-0

PARCEL: 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Somphone P. Proyaseng and wife, Outhay Proyaseng**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the **Choi Yam and wife, Lli Li Thang**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3842 Sam Boney Drive, Nashville, TN 37211**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Paragon Hills Subdivision, recorded in Book 3300, page 100, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Somphone P. Proyaseng and wife, Outhay Proyaseng, by Warranty Deed from Roger D. Dillon and wife, Cynthia R. Dillon, dated 6/27/96 and recorded 6/28/96 in Book 10103, page 723, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2010.

GRANTOR(S):

SOMPHONE P. PROYASENG

OUTHAY PROYASENG

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Somphone P. Proyaseng and Outhay Proyaseng**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of March, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$92,000.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of March, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13