BILL GARRETT, Davidson County
Trans:T20100076643 DEEDWARR
Recvd: 12/06/10 10:56 2 pgs
Fees:13.00 Taxes:461.02
20101206-0096915

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $124,600.00

Affiant

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 3rd day of December, 2010.

Notary Public
My commission expires: 1-19-13

04-1010-53884

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sivilay Sayachak | Wells Fargo Bank NA | 133-12-0-272 |
| 3812 Eckhart Drive | 121 Suburban Road, 1st Floor | |
| Nashville TN 37211 | Knoxville, TN 37923-5588 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yasmin Washington, unmarried,* hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sivilay Sayachak and Khamphay Satham, husband and wife, hereinafter called the Grantees, their successors 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 Lot No. 91, on the Plan of Revision of lots 80-93,Section Four Greenwood Hills, of record in Plat Book 4955, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yasmin Washington by deed from Izat Parkhe and Hemin Parkhe, dated May 30, 2002, of record in Instrument No. 20020605-0067998, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 3812 Eckhart Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

*now known as Yasmin Johnson, married.

Kelman E. Johnson, spouse of grantor,joins in the execution of this instrument for the purpose of conveying his maritaliinterests, if any, in the subject property.

WITNESS my hand this 3rd day of December, 2010.

Yasmin Washington

Kelman E. Johnson

now known as Yasmin Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yasmin Washington,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 3rd day of December, 2010.

Notary Public
State of Tennessee at Large

My Commission expires:

1-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

*now known as Yasmin Johnson and husband, Kelman E. Johnson