WARRANTY DEED

R-CP-10-1008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,800.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abiy Mengstu	SWBC Mortgage Corporation	
1008 Lakewalk Drive	(NAME) 213 Overlook Circle, Suite A-4	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37037	164-8-B-40.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KHAM VONGKHAMCHANH AND WIFE, ANONGLACK VONGKHAMCHANH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ABIY MENGSTU, A SINGLE MALE, AND SISAY FETENE, A SINGLE FEMALE, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 101, LAKEWALK, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050128-0010429, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KHAM VONGKHAMCHANH AND WIFE ANONGLACK VONGKHAMCHANH BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, RECORDED ON THE 10TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051010-0122026, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20050128-0010429; INSTRUMENT NO. 20050127-0010145; INSTRUMENT NO. 20050128-0010524; INSTRUMENT NO. 20051025-0009336; BOOK 4425, PAGE 575; INSTRUMENT NO. 20060907-0110530; BOOK 4563, PAGE 896 AND BOOK 11389, PAGE 299; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1008 Lakewalk Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110026528 DEEDWARR
Recvd: 05/04/11 14:40 2 pgs
Fees:13.00 Taxes:509.86
20110504-0034349

Witness my/our hand(s) this 28th day of April, 2011.

Kham Vongkhamchanh

Anonglack Vongkhamchanh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kham Vongkhamchanh and Anonglack Vongkhamchanh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903