BILL GARRETT, Davidson County
Trans:T20110055723 DEEDWARR
Recvd: 09/08/11 11:18 2 pgs
Fees:13.00 Taxes:638.25
20110908-0069664

Prepared by: & Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 7TH day of September, 2011.

Notary Public
My commission expires: April 15, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1108-47510

Address of New Owner:	Send Tax Bills to:	Tax Information
Dennis Phengsavanh	FirstBank	173-15-0 A 141.00CO
148 Claybrook Lane	2021 Hamilton Place Blvd., Ste A	
Antioch TN 37013	Chattanooga, TN 37421	

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, James A. Carson and wife, Trisha M. Carson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dennis Phengsavanh and wife, Vanny Chhay, 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. 141, on the Plan of Mill Run, Phase 2 of record in Instrument No. 20011009-0109754, corrected in Instrument No. 20020605-0067914 and in Instrument No. 20020605-0067915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Carson and wife, Trisha M. Carson, by deed from The Craig Company, a Tennessee corporation, dated September 28, 2004 recorded October 11, 2004 of record in Instrument No. 20041011-0122437, said Register's Office.

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 148 Claybrook Lane, Antioch, TN 37013

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.

WITNESS my hand this 6th day of September, 2011.

James A. Carson

Trisha M. Carson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 6th day of September, 2011.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON