WARRANTY DEED

R-CP-12-3816

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DANA DELWORTH

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
Khaw Awm Thang Khang Ling	U.S. BANK, NATIONAL ASSOCIATION	
3816 Sam Boney Drive (ADDRESS)	3180 Rider Trail South (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	133-11-050.00

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 MILLS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 21, 1998, A ONE-HALF (1/2) INTEREST AND FAMILY (CREDIT SHELTER) TRUST U/A DATED JANUARY 21, 1998, A ONE-HALF (1/2) INTEREST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KHAW AWM THANG KHANG LING AND NEIH YA, husband and wife, 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 NO. 22 ON THE PLAN OF PARAGON HILLS, OF RECORD IN PLAT BOOK 3300, PAGE 100, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.BEING THE SAME PROPERTY CONVEYED TO BOBBY L. MILLS AND WIFE, ANN MILLS BY DEED FROM RAYMOND V. BOHANNON AND WIFE, JOANN BOHANNON, OF RECORD IN BOOK 5947, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 6, 1982.

BEING THE SAME PROPERTY CONVEYED TO BOBBY L. MILLS AND ANN MILLS, TRUSTEES OF THE MILLS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 21, 1998, BY DEED FROM BOBBY L. MILLS AND WIFE, ANN MILLS, OF RECORD IN BOOK 10765, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 21, 1998. THE SAID BOBBY L. MILLS HAVING SINCE DIED.

BEING THE SAME PROPERTY CONVEYED TO ANN MILLS, TRUSTEE OF THE MILLS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 21, 1998, A ONE-HALF (1/2) INTEREST, AND ANN MILLS, TRUSTEE OF THE FAMILY (CREDIT SHELTER) TRUST U/A DATED JANUARY 21, 1998, A ONE-HALF (1/2) INTEREST, AS TENANTS IN COMMON BY DEED FROM ANN MILLS, SOLE SURVIVING TRUSTEE OF THE MILLS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 21, 1998 OF RECORD IN INSTRUMENT NO. 20010417-0037732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 6, 2001.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3300, PAGE 100 AND BOOK 3508, PAGE 159, 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 3816 Sam Boney Drive, Nashville, Tennessee 37211
(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:T20120031463 DEEDWARR
Recvd: 04/30/12 14:37 2 pgs
Fees:13.00 Taxes:364.45

20120430-0036843

Witness my/our hand(s) this 27th day of April, 2012.

Mills Family Revocable Living Trust

By: Ann Mills, trustee
Ann Mills, Trustee

Family (Credit Shelter) Trust

By: Ann Mills, Trustee
Ann Mills, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2012, before me personally appeared Ann Mills, Trustee of the Mills Family Revocable Living Trust Agreement dated January 21, 1998, a one-half (1/2) interest, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th day of April, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2012, before me personally appeared Ann Mills, Trustee of the Family (Credit Shelter) Trust U/A dated January 21, 1998, a one-half (1/2) interest, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th day of April, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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