BILL GARRETT, Davidson County
Trans:T20120058353 DEEDWARR
Recvd: 08/07/12 10:34 2 pgs
Fees:13.00 Taxes:425.50
20120807-0070196

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

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Michelle Hamby
Affiant

Subscribed and sworn to before me, this 31st day of July, 2012.

Shan C Sylvester
Notary Public
My commission expires: 7/22/14

02-1207-47948

Address of New Owner:	Send Tax Bills to:	Tax Information
Thang S. Pau 330 Fairlane DR. Nashville TN 37211	Gateway Funding Div. Mtg. Serv. 4012 Hillsboro Pk, Ste 5 Nashville, TN 37215	148-13-0 069.00

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, Gayle Faulkner, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thang S. Pau and wife, Cing N. Hau 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. 291 on the Plan of Fairlane Park, Section 3, as of record in Book 2331, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gayle Faulkner by deed dated 7/1/96, recorded 7/3/96, of record in Book 10110, Page 68, 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 330 Fairlane Dr., 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.

WITNESS my hand this 31st day of July, 2012.

Gayle Faulkner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gayle Faulkner 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 31st day of July, 2012.

State of Tennessee at Large

KAREN SEIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission expires
1/26/13