STATE OF TENNESSEE, }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF Sept, 2012.

NOTARY PUBLIC

My Commission expires: 10.11.15

LAURA L. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12080001

Address of New Owner
Phomlikhit Kongsaysy
504 Oak Timber Place
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
150-14-0-062

BILL GARRETT, Davidson County
Trans:T20120070138 DEEDWARR
Recvd: 09/18/12 09:31 2 pgs
Fees:13.00 Taxes:233.10
20120918-0084586

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Susan F. Vaughn, fka Susan Fox and Jeremy Vaughn, wife and husband,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Phomlikhit Kongsaysy,*** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: * a married man

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Lake Towne Park, Section 5, of record in Plat Book 6900, page 831, Register's Office for Davidson County, Tennessee, to which reference is more complete description.

Being the same property conveyed to Susan Fox, unmarried and Jeremy Vaughn, unmarried by deed from Tiffany Kay Head, a single woman, dated 05/31/2007, of record in Instrument Number 20070613-0071006, Register's Office for Davidson County, Tennessee. Susan F. Vaughn and Susan Fox are one and the same person.

This is improved property generally located:
504 Oak Timber Place, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2012 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6900, page 831 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 7931, page 900 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Susan Fox Vaughn and Jeremy Vaughn** has/have caused this instrument to be executed, this the 7th day of September 20 12.

Susan Fox Vaughn

Jeremy Vaughn by [signature] Attorney in Fact

Jeremy Vaughn
By : Susan Fox Vaughn, Attorney-in-fact
POA of record as Instrument No: 20120918008458 5, RODCT

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Susan Fox Vaughn, 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.

This the 7th day of September 20 12.

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Susan Fox Vaughn,** Attorney-in-fact, acting on behalf of **Jeremy Vaughn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument in behalf of **Jeremy Vaughn,** and who acknowledged that he/she executed the same as the free act and deed of **Jeremy Vaughn**.

This the 7th day of September 2012.

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY