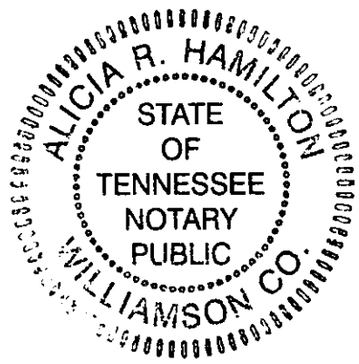
(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215.000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2013.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130076532 DEEDWARR
Recvd: 09/04/13 15:02 2 pgs
Fees:13.00 Taxes:795.50
20130904-0093297

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas C. Lyles **Jennifer C. Lyles**	**New Owner**	**Map/Parcel: 183-05-0-A-356.00CO**
320 Catspaw Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sinthala Phanthavongsa and Michelle Phanthavongsa, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer N. Lyles and Nicholas C. Lyles, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 105 on the Plan of October Woods Phase 3 Section 9 of record in Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Phanthavongsa and Sinthala Phanthavongsa, Wife and Husband, by Warranty Deed from Lifestyle Homebuilders, Inc., of record in Instrument No. 20031105-0162454, Dated October 29, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20020916-0112495 Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5047, Page 656 and Book 5047, Page 661, Register's Office for DAVIDSON County, Tennessee.
DCCR'S recorded in Book 9840, Page 276 and amended in Instrument No. 20020917-0113276 and Instrument No. 20040121-0008040, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 9840, Page 267, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 9840, Page 259, Register's Office for DAVIDSON County, Tennessee.
PUD boundary Plat of record in Book 7900, Page 909, Register's Office for DAVIDSON County, Tennessee.
Right of way to Metro of record in Book 8443, Page 75, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 320 Catspaw Court, 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 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 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/our hand(s) this 16th day of August, 2013.

Sinthala Phanthavongsa

Michelle Phanthavongsa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Sinthala Phanthavongsa, wife and husband, and Michelle Phanthavongsa , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2013.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130574DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027