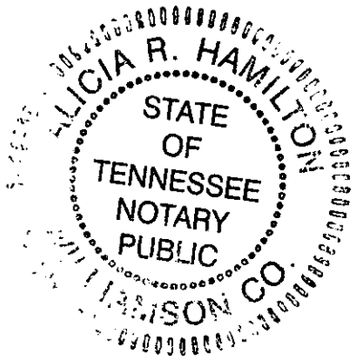
(1)

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 $75,000.00 Affiant Subscribed and sworn to before me, this 21st 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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon S. Downing	**New Owner**	**Map/Parcel: 039-227.00**
5275 Simpkins Road	424 Southwinds Dr.	
Whites Creek, TN 37189	Hermitage, TN 37076	

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,

Michael A. Siriyutwatana, unmarried and Saravoot Siriyutwatana, married as joint tenants with rights of survivorship

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

Brandon S. Downing, unmarried

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 the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. II on a survey dated July 14, 1975, made by Charles R. Simmons, Surveyor, and according to said survey is described as follows: Beginning at an iron spike in the center of Simpkins Road, the original northeast corner of this tract in said road; thence leaving said road; thence leaving said road north 290 31' west 388.0feet to an iron pin; thence north 840 47' west with a fence line 840.23 feet to an iron pipe near a 3-foot oak tree; thence north 490 30' west 1,368.5 feet (generally with said fence line) to an iron pipe; thence north 620 17' west (generally with said fence line) 546.20 feet to a corner post and iron pin; thence south 160 03' west 200.0 feet to an iron pin (generally with said fence line); thence leaving said fence line along a newly surveyed line, south 54010' east 2,120.0 feet to an iron pin and south 830 08' east 841.0 feet crossing a branch and passing an iron pin between said branch and Simpkins Road, to a nail in said road in the original line; thence with said road, north 200 15' east 215.90 feet to the beginning, containing 22.06 acres, more or less.

Being the same property conveyed to Michael A. Siriyutwatana, unmarried and Saravoot Siriyuwatana, married as joint tenants with rights of survivorship by Warranty Deed from W.D. Settle, Jr. of record in Instrument No. 20100630-0051305, Dated June 25, 2010, 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.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20130076539 DEEDWARR
Recvd: 09/04/13 15:09 2 pgs
Fees:13.00 Taxes:277.50
20130904-0093309

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 unimproved property known as: **5275 Simpkins Road, Whites Creek, TN 37189.**

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 21st day of August, 2013.

Michael A. Siriyutwatana

Saravoot Siriyutwatana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Michael A. Siriyutwatana, 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 21st day of August, 2013.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Saravoot Siriyutwatana, 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 21st day of August, 2013.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017

File #: **130599SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027