Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
13-11026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 116,000

Affiant

BILL GARRETT, Davidson County
Trans: T20140010069 DEEDWARR
Recvd: 02/12/14 09:07 2 pgs
Fees: 13.00 Taxes: 429.20
20140212-0012296

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January, 2014.

Notary Public

Commission Expiration: 1-6-15

ADDRESS OF NEW OWNER:
Kho Om Damda
4805 Shirmar Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Southern Community Bank
300 Clinton Ave W.
Huntsville, Alabama
35801

MAP-PARCEL:
134-130-12500

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Morris and Bell Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kho Om Damda and spouse, Kee Sing

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:

Being Lot No. 209 on the Plan of Kenilworth Estates, Section Four, as of record in Plat Book 3300, pages 34-36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morris and Bell Properties, LLC on 06/20/2008 by deed from Autumn Morris, filed for record on 06/30/2008 in Instrument No. 20080630-0067201, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4805 Shirmar Drive, 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 and assigns forever; and we do covenant with 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 hand this 31st day of January, 2014.

Morris and Bell Properties, LLC

Bradford Bell

By: Bradford F. Bell
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Bradford F. Bell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Morris and Bell Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand and official seal at office this 31st day of January, 2014.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires