RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144024

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140020735 DEEDWARR
Recvd: 03/27/14 15:28 2 pgs
Fees:13.00 Taxes:456.95
20140327-0025532

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00.

Janderson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2014.

NOTARY PUBLIC

My commission expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia Chaffin 1978 Shaylin Loop Antioch, TN 37013	New Owner	173050A093.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars ($123,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUSTIN XANG THEPTHONGSAY AND WIFE, TONYA THEPTHONGSAY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICIA CHAFFIN, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Lot No. 93 (Ninety-Three) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and Amended of record in Instrument No. 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Justin Xang Thepthongsay, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 2/16/2007, recorded 2/20/2007, of record in Instrument No. 20070220-0021085, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1978 Shaylin Loop, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of March, 2014.

JUSTIN XANG THEPTHONGSAY

TONYA THEPTHONGSAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Justin Xang Thepthongsay and Tonya Thepthongsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of March, 2014.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY