File Box 8

BILL GARRETT, Davidson County
Trans:T20140038366 DEEDWARR
Recvd: 06/02/14 14:05 2 pgs
Fees:13.00 Taxes:754.80
20140602-0047339

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53550
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathy Shiao 5600 Craftwood Court Antioch, Tennessee 37013	SAME

TAX MAP-PARCEL NUMBERS: 183050A25800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$204,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Noukone Outhamonty and wife, Thavie Outhamonty**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathy Shiao** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 452 on the Plan of October Woods Phase Four, Section Seven "A" of record in Doc. No. 20000907-0088379, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Noukone Outhamonty and Somphone Outhamonty, as joint tenants with right of survivorship by Warranty Deed from Yazdian Constructions, Inc., dated March 31, 2001 and recorded on April 17, 2001 of recor din Doc. No. 20010417-0037168, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in doc. No. 20091214-0113881, said Register's Office, subject property was conveyed to Noukone Outhamonthy and wife, Thavie Louangsana, who is also known as Thavie Outhamonty.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000907-0088379, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 276, made applicable in Doc. No. 20001003-0097964 and By-Laws in Book 9840, page 267, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5600 Craftwood Court, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2014.

Noukone Outhamonty

Thavie Outhamonty

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2014 , before me the undersigned authority, personally appeared Noukone Outhamonty and Thavie Outhamonty , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public