This instrument prepared by:
Access Title & Escrow Inc
111 South Anderson St
Tullahoma TN 37388

Send Tax Bills to property owner:
Thang Nai
243 Willow Ln
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140038953 DEEDWARR
Recvd: 06/03/14 15:43 2 pgs
Fees:13.00 Taxes:407.00
20140603-0048085

WARRANTY DEED

Map-Parcel Numbers: 148-01-0; 056.00

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, I, Latrelle Wood, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Thang Nai and Kee Yawng, as tenants in common with rights of survivorship, hereinafter called the grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 49 on the plan of Hillbrook, Section 2, as shown on plat of record in Book 3300, page 12, Register's Office of Davidson County, Tennessee. Said Lot No. 49 fronts 75 feet on the southerly side of Willow Lane and extends back 178 feet on the westerly line and 212.5 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 83.5 feet.

Subject to Restrictive Covenants of record in Book 3277, page 482 and Book 3286, page 375; and Matters as shown on plat of record in Book 3300, page 12, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LATRELLE WOOD, AS SOLE OWNER, by deed of record in Instrument No. 20060314-0029228, said Register's Office.

This is improved (X) or unimproved ( ) property, known as :
243 Willow Lane, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 (s) this the ____ day of May, 2014.

Latrelle Wood

Latrelle Wood

STATE OF OHIO

COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said County and State, the within named Latrelle Wood, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 22nd day of May, 2014.

Matthew Frick

My Commission expires: Notary Public

NOTARY PUBLIC STATE OF OHIO

MATTHEW FRICK
Notary Public, State of Ohio
My Comm. Expires 05-02-20

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,000-.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2014.

Notary Public

My Commission expires: 3-23-15

GINNY P WEHRLE
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY