BILL GARRETT, Davidson County
Trans:T20140051532 DEEDWARR
Recvd: 07/17/14 14:13 2 pgs
Fees:13.00 Taxes:419.95
20140717-0063445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 113,500.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2014.

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THANG D. LANGH	**SWBC MORTGAGE CORPORATION**	**14808015900**
4428 DOWDY DRIVE	**9311 SAN PEDRO AVENUE, STE 100**	
ANTIOCH, TN 37013	**SAN ANTONIO, TX 78216**	

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,

RUSSELL LEE EATON et ux DEBORAH P. EATON

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

THANG D. LANGH and NIANG NGAIH VUNG, HUSBAND AND WIFE

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 Davidson County, Tennessee, being Lot .do. 35 on the plan of Hazelwood, Section 16, of record in Bock 5060, page 7C, Register's Office for said County.

SAID Lot ;Jo. 35 fronts 62.50 feet on the northerly margin of Dowdy Drive and extends back 134.05 feet on the easterly line and 135.0 feet on the westerly line to a dead line in the rear, measuring; 67.49 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL LEE EATON ET UX DEBORAH P. EATON, BY DEED FROM R. B. WOODROOF ET UX MARGRETTE D. WOODROOF, DATED 05/27/1977 AND RECORDED ON 06/02/1977 IN BOOK 5154, PAGE 244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $27,750.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 4428 DOWDY DRIVE, ANTIOCH, TN 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 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 in 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 8th day of July, 2014.

RUSSELL LEE EATON

DEBORAH P. EATON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RUSSELL LEE EATON and DEBORAH P. EATON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2014.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD