WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $119,000.00.

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY TENN.

Subscribed and sworn to before me this 29 day of August, 2014.

Notary Public
My Commission expires: SEP 20 2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thang Zo Tong	First State Bank	133-16-0-226.00
4832 Blue Spring Drive	480 Oil Well Road, 2nd Floor	
Nashville, Tn 37211	Jackson, TN 38305	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andrew B. Denslow and Amanda M. Hood, joint tenants with rights of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto THANG ZA TUNG & NIANG LIAN MAN HUSBAND AND WIFE , her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the Plan of Indian Mound Subdivision, as shown by plat of record in Plat Book 5800, Page 92, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew B. Denslow and Amanda M. Hood, joint tenants with rights of survivorship from Todd M. Estes and wife, Connie T. Estes by Warranty Deed on March 7, 2008, of record in Instrument Number 20080312-0024787, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5800, Page 92, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5935, Page 460, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9096, Page 239, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4832 Blue Springs Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd,
Ste 200
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20140065193 DEEDWARR
Recvd: 09/03/14 09:59 2 pgs
Fees:13.00 Taxes:440.30
20140903-0080235

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 our hands this August 28, 2014.

Andrew B Denslow by Kayte Bittorie as attorney in Fact.

Andrew B. Denslow by Kayte Bittorie as Attorney in Fact

Amanda M. Hood by Kayte Bittorie as attorney in Fact

Amanda M. Hood by Kayte Bittorie as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kayte Bittorie with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Andrew B. Denslow, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Andrew B. Denslow the bargainor(s), by the said Kayte Bittorie as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 28th day of August, 2014.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 11-6-17

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kayte Bittorie with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Amanda M. Hood, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Amanda M. Hood the bargainor(s), by the said Kayte Bittorie as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 28th day of August, 2014.

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 11-6-17