BILL GARRETT, Davidson County
Trans: T20140075012 DEEDWARR
Recvd: 10/03/14 15:21 2 pgs
Fees: 13.00 Taxes: 924.63
20141003-0091991

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0898

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of September, 2014

Tracey Perry
Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pervin Mahmut 5600 Craftwood Court Antioch, TN 37013	F&M Bank 50 Franklin Street Clarksville, TN 37040	183-05-0A-258.00 CO

WARRANTY DEED

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/WE,

Kathy Shiao

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pervin Mahmut and Maruf Mahmut, single woman and married man

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 No. 452 on the plan of October Woods, Phase Four, Section Seven "A", of record in Instrument No. 20000907-0088379, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kathy Shiao (consideration in the amount of $249,900.00) by Warranty Deed from Noukone Outhamonty and wife, Thavie Outhamonty, dated 5/30/14 and recorded 6/2/14 in Instrument No. 20140602-0047339; and being the same property previously conveyed to Noukone Outhamonty and wife, Thavie Louangsana, as tenants by the entirety, by Quitclaim Deed from Noukone Outhamonty and Somphone Outhamonty, dated 12/12/09 and recorded 12/14/09 in Instrument No. 20091214-0113881; and being the same property previously conveyed to Noukone Outhamonty and Somphone Outhamonty, as joint tenants with right of survivorship, by Warranty Deed from Yazdian Construction, Inc., dated 3/13/01 and recorded 4/17/01 in Instrument No. 20010417-0037168, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5600 Craftwood Court, 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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of September, 2014.

Kathy Shiao

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Kathy Shiao
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 and official seal at Brentwood, Tennessee this 26th day of September, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)