BILL GARRETT, Davidson County
Trans:T20140075678 DEEDWARR
Recvd: 10/07/14 10:57 2 pgs
Fees:13.00 Taxes:906.50
20141007-0092854

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA Dr ste 307
Nashville Tn 37217

14NT00299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2014

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY 404 BNA Dr ste 307 Nashville Tn 37217

ADDRESS OF NEW OWNER AS FOLLOWS :
Sandy Thanh Doan and Andy Ho
5140 W. Oak Highland Dr
Antioch Tn 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS
173040A14200CO

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, WE, **Carlton R. Reece, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandy Thanh Doan and Andy Ho**

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. 142, PHASE ONE OF OAK HIGHLANDS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6900, PAGES 432-435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CARLTON R. REECE, UNMARRIED BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC. AS RECORDED 8-24-06 AS INSTRUMENT NO. 200608240104410.

This is improved property commonly know as 5140 W. OAK HIGHLAND DR., ANTIOCH, TN 37013.

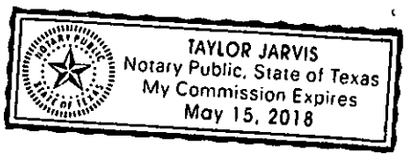
Subject property is not the marrital reseidence of Grantor or spouse.

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 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 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/my hand(s) this 1st day of October, 2014.

Carlton R. Reece

Carlton R. Reece



STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlton R. Reece the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2014.

Commission Expires: May 15, 2018

Notary Public