BILL GARRETT, Davidson County
Trans:T20140083849 DEEDWARR
Recvd: 11/06/14 09:56 2 pgs
Fees:13.00 Taxes:423.65
20141106-0102522

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1442

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thun Lia Taling 87 Ocala Drive Antioch, TN 37013	CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	162-7-226.00

GINA MIEHLICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2014.

Notary Public

My Commission Expires: 2-12-18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Randall L. Nixon and wife, Virginia M. Nixon, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Thun Lia Tailing and San S. Aye, Husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Whittemore Valley, Section 2-B, as of record in Book 6200, page 443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randall L. Nixon and wife, Virginia M. Nixon by Quitclaim Deed from John W. Griffin and wife, Marsha M. Griffin, dated March 29, 2006, recorded March 30, 2006, of record in Instrument No. 20060330-0036327, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **87 Ocala Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **October, 2014.**

GRANTOR(S)

Randall L. Nixon

Virginia M. Nixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Randall L. Nixon and Virginia M. Nixon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **31st** day of **October, 2014.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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