BILL GARRETT, Davidson County
Trans:T20150016757 DEEDWARR
Recvd: 03/09/15 11:21 2 pgs
Fees:13.00 Taxes:351.50
20150309-0019844

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150200081

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HNENG THANG 5065 W. OAK HIGHLAND DRIVE ANTIOCH, TN 37013	SAME	173-00-0-222.00

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,

JAMES BARBER AND WIFE, PATSY BARBER

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

HNENG THANG, A MARRIED MAN, KHAW A. LING, A MARRIED MAN AND CHO KEE LING, A 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. 1 of "Lewis Hill Subdivision", as shown on plat recorded in Instrument Number 20020822-0101653, situated in the 31st Councilmanic District of Davidson County, Tennessee, and described as follows:

BEGINNING at an existing concrete monument in the southerly margin of Pettus Road, said point being the northwest corner of the Louise Lewis property recorded in Deed Book 4806, Page 896, and being the northwest corner of the property herein described; thence along the southerly margin on Pettus Road along a curve to the right with a radius of 1193.28 feet a distance of 111.51 feet; thence along the southerly margin of Pettus Road South 86 degrees 16 minutes 43 seconds East, a distance of 140.00 feet to a new iron rod; thence South 6 degrees 48 minutes 20 seconds East a distance of 547.24 feet to a new iron rod in a fence line, said point being in the northerly property line of Melinda Gathers and David Jones as recorded in Instrument Number 20011015-0111813; thence along old fence line North 89 degrees 40 minutes 19 seconds West a distance of 250.00 feet to a new iron rod at old fence corner; thence along fence line North 6 degrees 48 minutes 21 seconds West a distance of 557.0 feet to the point of beginning and containing 3.155 acres more or less.

BEING the same property conveyed to James and Patsy Barber by Quitclaim Deed from Louise Lewis, a single person, dated 11/7/02 and recorded 11/25/02 in Instrument Number 20021125-0145915; and part of the same property previously conveyed to Warner J. Lewis and wife, Louise Lewis by Quitclaim Deed from Charles F. Frazier, Trustee and in the same instrument conveyed to Charles F. Frazier, Trustee from Warner J. Lewis, said Quitclaim Deed being dated 4/17/74 and recorded 4/17/74 in Book 4806, Page 896; and previously conveyed to Warner J. Lewis, an unmarried person, by Warranty Deed from W. R. Walker and wife, Alice M. Walker, dated 8/17/66 and recorded 8/25/66 in Book 4050, Page 426, Register's Office for Davidson County, Tennessee. The said Warner J. Lewis is reported to have died on 7/14/99, leaving property vested solely in Louise Lewis.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is Unimproved (X) property known as **5539 PETTUS ROAD, 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 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 hands this 6th day of March, 2015.

James Barber

JAMES BARBER

Patsy Barber

PATSY BARBER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES BARBER AND WIFE, PATSY BARBER the bargainor(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 and official seal at Smyrna, Tennessee, this 6th day of March, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018