BILL GARRETT, Davidson County
Trans:T20150041443 DEEDWARR
Recvd: 05/28/15 14:00 2 pgs
Fees:13.00 Taxes:582.75
20150528-0049263

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0594

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of May, 2015

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thang Khan Suan 261 Eisenhower Drive Nashville, TN 37211	First State Bank 480 Oil Well Rd., 2nd Floor Jackson, TN 38305	13413007600

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,

Ronald H. Tate, married

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

Thang Khan Suan and Don San Cing, wife and husband

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. 163 on the Plan of Kenilworth Estates, Section 4, of Record in Book 3300, Page 34, Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete and accurate description.

Being the same property conveyed to Ronald H. Tate, by Quitlciam Deed from Tammy L. Tate, dated 04-12-2001 and recorded 04-17-2001 in Instrument No. 20010427-0042582, Register's Office for Davidson County, Tennessee.

Lisa Tate, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying her marital interests if any in the subject property.

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: 261 Eisenhower Drive, Nashville, TN 37211.

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 22nd day of May, 2015.

Ronald H. Tate

Lisa Tate

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald H. Tate and Lisa Tate** 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 Hendersonville, Tennessee this 22nd day of May, 2015.

Notary Public
My Commission Expires: _____

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)