WARRANTY DEED

File #15345

BILL GARRETT, Davidson County
Trans: T20150067075 DEEDWARR
Recvd: 08/12/15 11:03 2 pgs
Fees: 13.00 Taxes: 590.15
20150812-0080678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aung Thin	NEW OWNER	-149-09-0-053.00
(NAME)	(NAME)	
4704 Bowfield		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tom Lochbihler and Olga A. Lochbihler, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aung Thin, a married man and Dee Wah, a married woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 9 on the Plan of Debra Heights, Section Three of record in Plat Book 4175, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 82.00 feet on the Easterly margin of Bowfield Drive and extends back 99.0 feet on the Northerly line and 171.09 feet on the Southerly line to a dead line in the rear, measuring 100.87 feet thereon.

Being the same property conveyed to Tom Lochbihler and Olga A. Lochbihler, husband and wife by Warranty deed from Estate of Ada Beatrice St. John, by Mitchell A. Jenkins, Administrator of record in Instrument No. 20141226-0118053 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 26, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4704 Bowfield, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of August, 2015.

Tom Lochbihler

Olga Lochbihler by [signature] AS ATTORNEY-in-FACT

Olga A. Lochbihler by Tom Lochbihler as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Tom Lochbihler~~ Tom Lochbihler, individually and as attorney in fact for Olga A. Lochbihler, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206