BILL GARRETT, Davidson County
Trans:T20150067955 DEEDWARR
Recvd: 08/13/15 14:25 2 pgs
Fees:13.00 Taxes:455.10
20150813-0081312

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2015

Notary Public
Commission Expires: 1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kap Khan Cin 312 Cathy Jo Drive Nashville, TN 37211	First State Bank 480 Oil Well Rd, 2nd Floor Jackson, TN 38305	13311012300

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,

Rose Marie Alexander, married

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

Kap Khan Cin and Cing Suan Niang, husband and wife

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 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County. Said lot No. 142 fronts 80 feet on the northwesterly side of Cathy Jo Drive and extends back 139 feet on the northeasterly line and 129.85 feet on the southwesterly line to a dead line in the rear on which is a broken line on which it measures 109.08 feet. This is improved property known as 312 Cathy Jo Drive, Nashville, Tennessee 37211.

Being the same property conveyed to W. Howard Evans and wife, Dorothy L. Evans by Warranty Deed from Martha R. Cook, of record in Book 4913, page 790, Register's Office for Davidson County, Tennessee. The said W. Howard Evans having since died, on July 6, 2013, being predeceased by Dorothy L. Evans. Pursuant to the Last Will & Testament of the said William Howard Evans (one and the same as W. Howard Evans), Rose Marie Alexander was appointed as Executrix of the Estate of William Howard Evans, and granted full power to convey subject property. The said Rose Marie Alexander, in her capacity as Executrix of the Estate of William Howard conveyed subject property to Rose Marie Alexander by Executors Quit Claim Deed, dated 04-16-2013 and recorded 04-30-2013 in Instrument No. 20130430-0043064 Register's Office for Davidson County, Tennessee.

Subject property is not the principle residence of the Grantor, her spouse, or any dependants.

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: 312 Cathy Jo 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 31st day of July, 2015.

Rose Marie Alexander

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rose Marie Alexander** 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 Brentwood, Tennessee this 31st day of July, 2015.

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016