After recording
Perrie & Associates, LLC
2603 Elm Hill Parkway. Suite B
Nashville. TN 37214

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP154642

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2015

Notary Public
My commission expires: 1-8-19

DAVIDSON COUNTY TENNESSEE ★ TISHA C. BALDWIN NOTARY PUBLIC AT LARGE ★

BILL GARRETT, Davidson County
Trans:T20150086357 DEEDWARR
Recvd: 10/09/15 13:45 2 pgs
Fees:13.00 Taxes:429.20
20151009-0103231

Address of New Owner:	Send Tax Bills to:	Tax Information
Kham L Dal & Man Zam Dim 4706 Richards Court Antioch, TN 37013	Kham L Dal & Man Zam Dim 4706 Richards Court Antioch, TN 37013	14812008700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Angela D Andrews, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kham L Dal and Man Zam Dim, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in ~~Giles~~ Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 102, on the Plan of Debra Heights, Section II, as of record in Book 3700, Page 39, Register's Office for said County.

Said lot fronts 76.10 feet on the east side of Richards Court and runs back 187.82 feet on the south line and 110.15 feet on the north line to a dead line in the rear on which it measures 111.97.

Being the same property conveyed to John N Beard and wife Etta Marie S Beard by Warranty Deed from Dodson Batson, Trustee of record in Book 4099, Page 93 AND further being the same property conveyed to Angela D. Andrews from Etta Marie S. Bear by Affidavit of Heirship dated May 15, 2015 and recorded in Instrument No. 20150609-0053803 in the consideration amount of $0.00, in the Davidson County Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4706 Richards Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of September, 2015.

Angela D Andrews

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela D Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 17th day of September, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY