BILL GARRETT, Davidson County
Trans:T20150088127 DEEDWARR
Recvd: 10/16/15 09:00 2 pgs
Fees:13.00 Taxes:445.85
20151016-0105211

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1170

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of October, 2015

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee Notary Public
Summer County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thawn Khai 264 Eisenhower Drive Nashville, TN 37211	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	13413007300

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,

Dorothy A. Taylor, unmarried

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

Thawn Khai and Noel Mang, joint tenants

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 all of Lot No. 161 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.

Said Lot No. 161 fronts 70 feet on the northerly side of Eisenhower Drive and extends back 191.5 feet on the easterly line and 154.1 feet on the westerly line, to a dead line, which is a broken line, measuring 85.2 feet thereon; said lot being improved and being knows as 264 Eisenhower Drive.

Being the same property conveyed to James S. Taylor and wife, Dorothy A. Taylor by Warranty Deed from Thomas Caldwell Geldreich and wife, Patricia Ann Geldreich dated 06-18-1965 and recorded 06-21-1965 in Book 3903, page 812, Register's Office for Davidson County, Tennessee.

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: 264 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 9th day of October, 2015.

Dorothy A. Taylor
By: _____, Attorney in Fact

Dorothy A. Taylor
By: Sidney Taylor Williams, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 9th day of October, 2015, before me personally appeared Sidney Taylor Williams to me known to be the person who executed the foregoing instrument on behalf of Dorothy A. Taylor, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Dorothy A. Taylor.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of October, 2015

_____
Notary Public

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

Commission Expires: