WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/14/19

(AFFIX SEAL)

ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Y-VRES-15-3610

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Savien Chhay	New Owner	
(NAME) **3610 Floral Drive**	(NAME)	**13306022200**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FIFTY FORWARD AND MARCIA KEEN, CO-CONSERVATORS FOR HELEN C. KEEN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAVIEN CHHAY, SINGLE AND SOKHA TOK TAYLOR, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 on the Plan of Floral Park, as of record in Book 3842, Page 16, Register's Office for said County. Said lot fronts 79 feet on the East side of Floral Drive and extends back 180.1 feet on the South line and 181.9 feet on the North line to the rear line which measures 79 feet thereon.

Being the same property conveyed to James W. Keen, and wife, Helen C. Keen by Warranty Deed from K. R. Stanfill and wife, Jean Stanfill, recorded on the 20th day of September, 1966 in Deed Book 4058, Page 910, in the Register's Office of Davidson County, Tennessee. Said James W. Keen having since died on October 25, 2014 leaving Helen C. Keen as tenant by the entirety. Fifty Forward and Marcia Keen having been appointed Co-Conservators of Helen C. Keen of record in Case No. 15P577 in the 7th Circuit Court for the Twentieth Judicial District Sitting in Nashville, Tennessee Probate Division, the same hereby execute this deed to convey Helen C. Keen's interest in said property pursuant to an Order Approving Sale by Conservator of Real Property located at 3610 Floral Drive, Nashville, TN of record in herein above referenced case.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FLORAL PARK, as recorded in Plat Book 3842, Page(s) 16.
- Agreement for Dedication of Easement as set forth in instrument recorded in Book 4306, Page 95.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3610 Floral Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150091575 DEEDWARR
Recvd: 10/27/15 15:04 2 pgs
Fees:13.00 Taxes:588.30
20151027-0109389

Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 2015.

Convervatorship of Helen C. Keen
By: Senior Citizens, Incorporated dba Fifty Forward, Co-Conservator

By: Kristen Maloney Care Team Care Manager, Agent for Conservator Fifty Forward, Co-Conservator for Helen C. Keen
Kristen Maloney, Care Team Care Manager

By: Gloria Cato Care Team Social Worker Agent for Conservator Fifty Forward, Co-Conservator for Helen C. Keen
Gloria Cato, Care Team Social Worker

Marcia Keen Co-Conservator for Helen C. Keen
Marcia Keen, Co-Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen Maloney, Care Team Care Manager of Senior Citizens, Inc., dba Fifty Forward as Co-Conservator for Helen C. Keen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of October, 2015.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Cato, Care Team Social Worker of Senior Citizens, Inc., dba Fifty Forward as Co-Conservator for Helen C. Keen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of October, 2015.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcia Keen, Co-Conservators for Helen C. Keen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of October, 2015.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 2019 My Commis...