BILL GARRETT, Davidson County
Trans:T20150101386 DEEDWARR
Recvd: 12/01/15 09:06 2 pgs
Fees:13.00 Taxes:462.50
20151201-0120834

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

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

04-1510-55766

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2015.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lian Suan Thange Thawmte 3811 Ezell Road Nashville TN 37211	New owner	148-06-0-094.00

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, **Rex B. Warden, married, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lian Suan Thange Thawmte and Mary Dimngaihlian**, hereinafter called the Grantees, their successors 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. 80, on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rex B. Warden, married by deed from Mary E. Dillon, unmarried, dated September 26, 1997, recorded September 29, 1997, of record in Book 10624, Page 888, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 3811 Ezell Road, 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, 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 23rd day of November, 2015.

Rex B. Warden

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rex B. Warden**, 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 Smyrna, TN, this 23rd day of November, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

TONYA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY