Davidson County DEEDWARR
Recvd: 01/11/16 10:22 3 pgs
Fees:18.00 Taxes:347.80
20160111-0002480

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Saichay Sivilay
425 Shoreline Circle
Nashville, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE
Carrington Mortgage Services LLC
P.O. Box 622408
San Antonio, Texas 78269-2408

MAP 165
GROUP 05 0A
PARCEL 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Saichay Sivilay and Somboun Sivilay, wife and husband**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 50, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Geroge Brandt and Eric Sox, as tenants in common by deed from Daryl Spicer, dated July 15, 2015, of record in Instrument No 20150715-0068910, and being the same property conveyed to Daryl Spicer by Trustee's Deed from Shapiro & Ingle LLP, dated July 13, 2015, and recorded in Instrument No. 20150715-0068909, having been the same property conveyed to Peggy L. Scheuers, unmarried by Warranty Deed from CMH Parks, Inc, dated March 6, 2006, and recorded in Instrument No. 20060308-0027159, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No 20150715-0068910, said Register's Office.
3) subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Instrument No. 20051103-0133346, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 425 Shoreline Circle, Nashville, Tennessee 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 Saichay Sivilay and Somboin Sivilay, wife and husband, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEE, her 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 our hands this the 21st day of December, 2015.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox, a married man and George Brandt, a married man, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $94,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

