WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-SR-15-292-T

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)
Zo Khan Khual and Cing Khan Ngai	**BancorpSouth Bank**	
(NAME)	(NAME)	**133-16-137.00**
292 Spartan Drive	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Tupelo, MS 38801**	
(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 **APRIL K. WALKER AND AND ROSEMARY A. KUHLMAN, TRUSTEE OF THE MARY KUHLMAN CARR TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZO KHAN KHUAL AND CING KHAN NGAI, HUSBAND AND WIFE,** 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. 130, on the Plan of KENILWORTH ESTATES - SECTION ONE, of record in Book 2900, pages 105 and 106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Thomas A. Rhoades and Steven M. Kimbrough, both unmarried to Mary Kuhlman Carr and husband, Howard E. Carr, as recorded on the 19th day of February, 1999 in Deed Book 11346, Page 201, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Mary Kuhlman Carr and husband, Howard E. Carr to The Mary Kuhlman Carr Trust and Trustee(s) of The Howard E. Carr Trust, as tenants in common, as recorded on the 7th day of November, 2001 in Instrument No. 20011107-0122539. Further being the same property conveyed by Quitclaim Deed from Deborah Joan Hiles, as Trustee of the Howard E. Carr Trust under agreement dated September 12, 2001 to Deborah Joan Hiles and Terry E. Carr as tenants-in-common as to an undivided one-half interest, as recorded on the 1st day of October, 2015 in Instrument No. 20151001-0099941. Further being the same property conveyed by Quitclaim Deed from Deborah Joan Hiles and Terry E. Carr to April K. Walker their undivided one-half interest, as recorded on the 1st day of October, 2015 in Instrument No. 20151001-0099942.

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 KENILWORTH ESTATES - SECTION ONE, as recorded in Plat Book 2900, Page(s) 105 and 106.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **292 Spartan 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:T20160004465 DEEDWARR
Recvd: 01/19/16 10:22 2 pgs
Fees:13.00 Taxes:414.40
20160119-0004847

Witness my/our hand(s) this the 14th DAY OF JANUARY, 2016.

April K. Walker

Rosemary A. Kuhlman, Trustee of The Mary Kuhlman Carr Trust

BY: Rosemary A. Kuhlman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL K. WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosemary A. Kuhlman, Trustee of The Mary Kuhlman Carr Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of January, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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