BILL GARRETT, Davidson County
Trans:T20160014755 DEEDWARR
Recvd: 02/23/16 11:12 2 pgs
Fees:13.00 Taxes:442.52
20160223-0017109

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of February, 2016, by and between Rosalyn M Ellis, unmarried, party of the first part, and Peng Thang, Peng Thang and Cherry Thang, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 49, on the plan of Revised Haywood Forest Subdivision, as the same appears of record in Plat Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Rosalyn M. Ellis by virtue of that certain Warranty Deed dated May 27, 2006, at Instrument No. 20060614-0070707 in the amount of $94,800.00 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rosalyn M Ellis

Rosalyn M Ellis

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rosalyn M Ellis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of February, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9/25/19

Property Owner & Address: Peng Thang and Cherry Thang

Tax Parcel No 14815017000

Property Address: 164 Brenda Court
Antioch, TN 37013

MAIL TAX BILLS TO: First Community Mortgage
275 Robert Rose Dr
Murfreesboro TN 37129

STATE OF TN
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $119,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of February, 2016.

Notary Public

My Commission Expires: 5-8-17

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY