BILL GARRETT, Davidson County
Trans:T20160017995 DEEDWARR
Recvd: 03/04/16 11:36 2 pgs
Fees:13.00 Taxes:677.10

20160304-0020929

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2016.

Notary Public
My commission expires: 7.3.2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Plah Reh	New Owner	162-02-0A-042-00-CO
621 Hays Blackman Loop		
Antioch, TN 37013-4089		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela J. Lambert, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Pleh Reh, an unmarried man and Da Reh, a married man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat, Section Two, Spencer Hill of record in Plat at Instrument No. 20071115-0134114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela J. Lambert, unmarried by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20110615-0045629 Register's Office for Davidson County, Tennessee, dated June 8, 2011 and recorded on June 15, 2011.

This property is improved property known as **621 Hays Blackman Loop, Antioch, TN, 37013-4089.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record as Instrument Number 20071115-0134114; (3) Subject to all matters shown on the Plan of record in Plat Book 3700, Page 59 and Book 3700, Page 135; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070530-0064097, amended in Instrument Number 20101213-0099002, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (5) Conveyance to Metropolitan Government of record in Book 4135, Page 444 and Book 4198, Page 824; (5) Stormwater Detention Agreement of record in Instrument Number 20060821-0102706; (6) Restrictions of record in Book 4003, Page 11, Book 4158, Page 42 and Book 4178, Page 738, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the March 1, 2016.

Pamela J. Lambert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela J. Lambert** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 1st day of March, 2016.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2016024183

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206