Davidson County DEEDWARR
Recvd: 03/09/16 09:05 2 pgs
Fees:13.00 Taxes:503.20
20160309-0022381

WARRANTY DEED

SARAH D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,000.00.

Terri Rutherford
Affiant

Subscribed and sworn to me on March 7th, 2016.

Sarah D. Williams
NOTARY PUBLIC

My Commission Expires: 12/1/2018

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29138SP

160700

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thang Mung Vun Lan Man 116 Karen Ray Court Antioch, TN 37013	US Bank, N.A. 3180 Rider Trail South Earth City, MO 63045	162-3-201

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terri Rutherford and husband John Rutherford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Thang Mung and Vun Lan Man, husband and wife, hereinafter called **"GRANTEES,"** 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. 32, Apache Hills, Section IV, as shown on plat of record in Plat Book 4460, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terri L. Hollandsworth, unmarried, by Deed from Music City Homes, LLC, of record as Instrument No. 20071113-0132993 in the Register's Office for Davidson County, Tennessee. And being further conveyed to Terri Rutherford and husband, John Rutherford, as tenants by the entirety, by Quitclaim Deed of record as Instrument No. 20130205-0012020, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Antioch City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee.
3. Declarations/Restrictions in Book 4564, page 724, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 116 Karen Ray Court, Antioch, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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/our hand(s) this 7 day of March, 2016.

Terri Rutherford

John Rutherford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 7th, 2016, before me personally appeared Terri Rutherford and John Rutherford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 7th, 2016.

NOTARY PUBLIC

My Commission Expires: 12/1/2018

SARAH D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-20-2018

Commission Expires
4-24-2018