BILL GARRETT, Davidson County
Trans:T20160027900 DEEDWARR
Recvd: 04/06/16 11:02 2 pgs
Fees:13.00 Taxes:573.50
20160406-0032928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Hazel K. Brignac
Affiant

Subscribed and sworn to before me, this 5TH DAY OF APRIL, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-30-19 (AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Heng and wife, Bunthy Kuoch	Paul Heng (NAME)	06001002500
11175 Hayden (ADDRESS)	11175 Hayden (ADDRESS)	
Tustin, CA 92782-1343 (CITY) (STATE) (ZIP)	Tustin, CA 92782-1343 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Revocable Trust Agreement of Virginia K. Amburgey, dated September 4, 2007, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul Heng and wife, Bunthy Kuoch, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBE AS FOLLOWS:

BEING LOT NO. 19 ON THE PLAN OF SECTION ONE, ALDRICH HEIGHTS, AS OF RECORD IN BOOK 2083, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 75 FEET ON THE SOUTHEASTERLY SIDE OF OLD EWING LANE AND RUNS BACK 226.73 FEET ON THE NORTHEASTERLY LINE AND 225 FEET ON THE SOUTHWESTERLY LINE, TO A DEAD LINE, MEASURING 114 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHESTER KNEPPER AND WIFE VIRGINIA E. KNEPPER BY DEED DATED DECEMBER 3, 1954 FROM WOODBINE HOMES, INC., OF RECORD IN BOOK 2334, PAGE 431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHESTER KNEPPER PREDECEASED VIRGINIA E. KNEPPER ON MAY 30, 1982. VIRGINIA E. KNEPPER SUBSEQUENTLY REMARRIED AND TOOK THE NAME VIRGINIA K. AMBURGEY. BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20070913-0109655, SAID REGISTER'S OFFICE, VIRGINIA K. AMBURGEY QUITCLAIMED THIS SAID PROPERTY TO THE REVOCABLE TRUST AGREEMENT OF VIRGINIA K. AMBURGEY DATED SEPTEMBER 4, 2007, AN ABSTRACT OF WHICH TRUST IS OF RECORD AS INSTRUMENT 20070913-0109654, SAID REGISTER'S OFFICE. A WRITTEN DESIGNATION OF TRUSTEE AND A CERTIFICATE OF TRUST ARE PLACED OF RECORD SIMULTANEOUSLY HEREWITH.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 450 Ewing Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of April, 2016.

Revocable Trust Agreement of Virginia K.
Amburgey, dated September 4, 2007

BY: Hazel K. Brignac, Trustee
Hazel K. Brignac, Trustee

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 5th day of April, 2016.

Mary Birthright
Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072