BILL GARRETT, Davidson County
Trans:T20160032345 DEEDWARR
Recvd: 04/20/16 09:52 2 pgs
Fees:13.00 Taxes:493.95
20160420-0038165

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Soumaly Inthavong
103 Lynn Lee Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 053
GROUP 16 0
PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bettie C. Reagan, an unmarried woman, and Danny R. Davis and wife, Barbara Davis** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Soumaly Inthavong**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 20 on the Plan of Polly Acres Subdivision, in the City of Lakewood, Davidson County, Tennessee, as of record in Book 3700, Page 57, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bettie C. Reagan, an unmarried woman, and Danny R. Davis and wife, Barbara Davis by deed from Stan M Bumpus and Donna Citty Bumpus, his wife, dated March 22, 2005 and recorded in Instrument No. 20050328-0032578 said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 3700, page 57, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 103 Lynn Lee Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Soumaly Inthavong, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 18th day of April, 2016.

Bettie C. Reagan

Bettie C. Reagan

Danny R. Davis

Danny R. Davis

Barbara Davis

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Bettie C. Reagan, an unmarried woman, and Danny R. Davis and wife, Barbara Davis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $133,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY