Davidson County DEEDWARR
Recvd: 05/11/16 15:03 2 pgs
Fees:13.00 Taxes:449.55
20160511-0046960

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $121,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2016.

Notary Public
My commission expires: ~~04/17/16~~ 01-06-2020

161789
05-1603-66832

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Thang Thawn Kap	U.S. Bank, N.A.	133-12-0-246.00
3735 Bakertown Road	3180 Rider Trail S.	
Nashville TN 37211	Earth City, MO 63045	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert D. Harvey, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thang Thawn Kap, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Magnum Heights, of record in Book 2330, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 86.25 feet on the westerly side of Bakertown Road and runs back between lines 145 feet to a dead line in the rear.

TRACT 2:
Land in Davidson County, Tennessee, being Reserved Tract "B", on the Plan of Magnum Heights, of record in Book 2330, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Tract "B" fronts 93.68 feet on westerly side of Bakertown Road and extends westerly side of Bakertown and extends back 145.0 feet on the northerly line and 172.62 feet on the southerly line to a point.

Being the same property conveyed to Robert D. Harvey by deed from Roberta C. Irwin, unmarried, dated April 28, 2010, recorded May 17, 2010, of record in Instrument No. 20100517-0037710, Register's Office for Davidson County, Tennessee.

Cynthia J. Harvey joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3735 Bakertown Road, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of May, 2016.

X _____
Robert D. Harvey

X _____
Cynthia J. Harvey

STATE OF WASHINGTON
X COUNTY OF Spokane

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert D. Harvey and Cynthia J. Harvey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of May, 2016.

X _____
Notary Public

KAMERON T. PARKS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 2-09-19

X My Commission expires: 2-9-19

True Copy Certification

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 STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018