This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/16/16 13:45 2 pgs
Fees:13.00 Taxes:595.70
20160816-0085433

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of August, 2016, by and between Chan Song Lai, unmarried, party of the first part, and ~~Kimberly Armstrong~~ Kimberly D Armstrong, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 192, Hickory Highland Place, Section 3, Phase 1A, of record in Instrument Number 20031014-0151914, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Chan Song Lai by virtue of that certain Special Warranty Deed dated July 15, 2009, at Instrument No. 20090720-0067635 in the Register's Office of 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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No. 20031014-0151914, Book 11306, Page 572, and 20040109-0003658 in said Register's Office, Tennessee; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chan Song Lai by Memorie White Atty in Fact

Chan Song Lai, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Chan Song Lai and acknowledged that she executed the same as the free act and deed of the said Chan Song Lai.

WITNESS my hand and official seal at office this 12th day of August, 2016.

Darby H Bensel

Notary Public

My Commission Expires: 7-6-2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: ~~Kimberly Armstrong~~
Kimberly D Armstrong
4905 Ellen Way, Antioch, TN 37013

Tax Parcel No 163020A03100CO

Property Address: 4905 Ellen Way
Antioch, TN 37013

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $161,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kimberly D. Armstrong
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of August, 2016.

Darby H Bensel
Notary Public

My Commission Expires: 7-6-2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019