This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 07112015600

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Socheata Kuch
908 Chickasaw Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20160079605 DEEDWARR
Recvd: 09/12/16 11:01 2 pgs
Fees:13.00 Taxes:370.00
20160912-0095497

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TONY CRAWFORD FAWBUSH, MARRIED**"Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SOCHEATA KUCH** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 56 on the Map of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 80 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

BEING the same property conveyed to Tony Crawford Fawbush and June B. Fawbush, his wife, by Warranty Deed from Edna L. Swartz, single, dated March 28, 1988, appearing of record in Book 7504 Page 352, of the Register's Office of Davidson County, Tennessee.
Also being the same property conveyed to Tony Crawford Fawbush by Quit Claim Deed, dated September 8, 2016 and recorded on, 9-12-16 *, in the Register's Office of Davidson County, Tennessee.
Grantor herein makes oath that the property herein described has neither been used as their marital residence nor as the principal residence of their spouse and/or dependence. * appearing of record in Instrument No. 20160912-0095496,

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Victory Heights Subdivision Subdivision of record in Book 1357, Page 677, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 908 Chickasaw Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that He is lawfully seized and possessed of said parcel of real estate, and that He has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds , Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th day of September, 2016.

Tony Crawford Fawbush
Tony Crawford Fawbush

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tony Crawford Fawbush, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

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