This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $134,900.00.

Affiant

Subscribed and sworn before me this the 8th day of September, 2016.

Notary Public
My commission expires: 2/24/18



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shelby Woods	Mortgage Investors Group	150-10-0-049.00
660 Bell Rd	8320 East Walker Springs Lane	
Nashville, TN 37013	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID KHAMPHENGPHET AND NALLIE KHAMPHENGPHET, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHELBY WOODS, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48-A on the Plan of Zone Lot Division Lots 48, 49, 50, 51, 52 & 53, Section 11-A, Cherry Hills of record in Plat Book 5200, Page 730, and amended in Book 6250, Page(s) 133 and 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Khamphengphet by Warranty Deed from Richard Philip Baxter, married of record in Instrument No. 20060111-0004401 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on January 11, 2006.

Being also known as 3020 Mossdale Drive Nashville, Tennessee 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3020 Mossdale Drive, Nashville, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

DK
NK by DK, AIF

BILL GARRETT, Davidson County
Trans:T20160079678 DEEDWARR
Recvd: 09/12/16 12:38 2 pgs
Fees:13.00 Taxes:499.13
20160912-0095606

Witness my hand this the 8th day of September, 2016.

David Khamphengphet

Nallie Khamphengphet
By David Khamphengphet As Attorney In Fact
by David Khamphengphet
her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Khamphengphet, 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 and official seal this 8th day of September, 2016.

My commission expires:
9-10-2018

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of September, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared David Khamphengphet with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nallie Khamphengphet, by Specific Power of Attorney dated September 8, 2016, and who acknowledged that he executed the same as the free act and deed of Nallie Khamphengphet

Witness my hand and official seal this 8th day of September, 2016.

My Commission Expires:
9-10-2018

Notary Public