BILL GARRETT, Davidson County
Trans:T20160079977 DEEDWARR
Recvd: 09/13/16 09:18 2 pgs
Fees:13.00 Taxes:506.90
20160913-0095998

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1300

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 2016

Notary Public
Commission Expires: _____

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Ownership	Send Tax Bills To:	Map & Parcel
Lun Bawi 3737 E. Ridge Drive Nashville, TN 37211	Ameris Bank 1000 Parkway Place, Suite 820 Marietta, GA 30067	148-06-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Susan G. Reeves, a married woman ,F.K.A Susan G KEMP

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lun Bawi, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 145 on the plan of Section Four, Haywood Acres, as of record in Book 2900, Page 93, as revised and corrected by Surveyor's Certificate of record in Book 3458, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 112.55 feet on the west side of East Ridge Drive, and extends back 238 feet on the north line and 222.6 feet on the south line to a dead line in the rear, on which it measures 143.1 feet.

BEING the same property conveyed to Susan G. Kemp, a one-half undivided interest, by Quitclaim Deed from Samuel P. Boyd, dated 9/9/96 and recorded 9/9/96 in Book 10182, Page 853; and being the same property previously conveyed to Samuel P. Boyd and Susan G. Kemp, both single, as joint tenants with rights of survivorship, by Warranty Deed from Virginia Deason Bridges, dated 11/10/94 and recorded 11/15/94 in Book 9520, Page 848, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3737 E. Ridge Drive, 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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of August, 2016.

Susan G. Reeves

Marc Reeves

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Susan G. Reeves and Marc Reeves
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of August, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17