THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16089034

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2016.

Notary Public
My Commission Expires: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160082093 DEEDWARR
Recvd: 09/19/16 15:21 2 pgs
Fees: 13.00 Taxes: 943.50
20160919-0098538

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Rothe and Andrea Rothe 2698 Hody Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 083-15-0-124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vantha Chhay and Philly Nim, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Rothe and Andrea Rothe, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 143 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, page 85, amended in Book 6373, page 851, Register s Office for said County.

Said Lot No. 143 fronts 75.08 feet on the northerly side of Hody Drive and extends back 151.9 feet on the westerly line and 129.95 feet on the easterly line, which is a broken line in the rear on which it measures 106.62 feet.

Being the same property conveyed to VANTHA CHHAY AND WIFE, PHILLY NIM, by deed from ROBERT H. GREEN AND WIFE, ALMA J. GREEN, of record in Book 10493, page 176, dated June 13, 1997, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 083-15-0-124.00.

Davidson County taxes for 2015, Map-Par. 083-15-0-124.00, $2,081.88, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 2854, page 85 and amended in Book 6373, page 851, said Register's Office.

This is improved property located at 2698 Hody Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2016.

Vantha Chhay

Philly Nim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vantha Chhay and Philly Nim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018