THIS INSTRUMENT PREPARED BY:
ANGUS GILLIS, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

After recording return to Bell & Alexander Title Services, Inc.
8110 Isabella Ln. Ste. 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
4964 Hickory Woods East Antioch, TN 37013	F&M Mortgage 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	176-09-0-003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 236,000.00

Affiant

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me, this 28th day of October, 2016.

Notary Public

Commission Expires: 9-10-2018

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lynn H. Cawthorne, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto Chowan Chhay and Phally Nim as tenants in common, hereinafter referred to as "Grantees," their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan

BILL GARRETT, Davidson County
Trans:T20160096023 DEEDWARR
Recvd: 10/31/16 12:39 5 pgs
Fees:28.00 Taxes:873.20
20161031-0114817

of Section One, Hickory Woods East, of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynn H. Cawthorne from Aubrey Hiam, by Warranty Deed of Record as Instrument No. 20090702-0062027, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Property taxes for the Year 2016 and subsequent years (taxes for the Year 2016 were prorated at closing with the Grantees assuming liability for the same);

2. All matters contained in the document entitled "Section One, Hickory Woods East Declaration of Covenants, Conditions and Restrictions" of record in Book 7422, Page 298, Register's Office for Davidson County, Tennessee;

3. Charter of Hickory Woods Homeowner's Association of record in Book 9680, Page 319, Register's Office for Davidson County, Tennessee;

4. Charter of Hickory Woods Estates Homeowner's Association, Inc., of record in Book 7857, Page 87, and re-recorded in Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee;

5. All matters contained in the document entitled "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods", which is of record in Book 9678, Page 187, of the Register's Office for Davidson County, Tennessee;

6. By-laws of Hickory Woods Estates Homeowner's Association, which are of record in Book 9678, Page 213, Register's Office for Davidson County, Tennessee. The By-Laws are Exhibit C to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods of record in Book 9678, Page 187, Register's Office for Davidson County, Tennessee;

7. Amendments to the Bylaws of Hickory Woods Estates Homeowner's Association, Inc. of record as Instrument No. 20001207-0120450, Register's Office for Davidson County, Tennessee, and Instrument No. 20010614-0062710, Register's Office for Davidson County, Tennessee;

8. Transmission Line Easements of record in Book 437, Page 39, Register's Office for Davidson County, Tennessee and Book 9632, Page 973, Register's Office for Davidson County, Tennessee and Grant of Transmission Line Easement recorded as

Instrument No. 20020108-0002659, Register's Office for Davidson County, Tennessee;

9. All matters shown on the Plan of Section One, Hickory Woods East, of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee, which Plan shows an owner's certificate, certain notes, certain easements including but not limited to a TVA easement, Nashville Gas easement, a public sanitary sewer easement and public utility and drainage easement, and certain building setback lines;

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book, 7422, Page 235 (applies to Section A), Book 7422, Page 298, Book 9678, Page 187, Book 9764, Page 44, and Book 11180, Page 802, Register's Office for Davidson County, Tennessee;

11. All matters contained in document titled "Hickory Woods Estates Homeowner's Association Architectural Review Committee" recorded as Instrument No. 20010614-0062710;

12. Conveyance of common area and/or open space to Hickory Woods Estates Homeowner's Association, Inc., of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee;

13. Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, and Instrument No. 20031010-0150800, in the Register's Office for Davidson County, Tennessee;

14. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 5055, Page 441; Book 8169, Page 571; and Book 8169, Page 579, in the Register's Office for Davidson County, Tennessee;

15. Water, Sewer, and Gas Easements of record in Book 5055, Page 441, Book 5935, Page 708, 711, and 717; Book 5935, Page 707, 714, 715; Book 6008, Page 756; Book 8169, Page 579; and Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee;

16. Sewer Easements of record in Book 4435, Page 9; Book 4435, Page 20; Book 8169, Page 564; Book 8169, Page 571; and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee;

17. Easements to the Nashville Gas Company of record in Book 4897, Page 209; Book 5909, Page 915; and Book 5897, Page 209, in the Register's Office for Davidson County, Tennessee;

18. Sanitary Sewers and/or Storm Drainage Easements of record in Book 7145, Page 614; Book 7145, Page 618; Book 6952, Page 830; and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee;

19. Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee;

20. Rights of others in and to the common areas and/or elements; and

21. The flow of any creeks, streams or branches across the property.

This is improved property known as 4964 Hickory Woods, East, Antioch, 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 and assigns forever; and I, Lynn H. Cawthorne, do covenant with the said GRANTEES 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, unless otherwise herein set forth; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the same land to the said GRANTEES, their 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.

Doris W. Cawthorne is the wife of Lynn H. Cawthorne. Doris W. Cawthorne claims no interest in the property described above, but executes this Warranty Deed for the sole purpose of conveying any marital rights she has in the property. Doris W. Cawthorne makes no warranty of title.

WITNESS our hand this 28th day of October, 2016.

Lynn H. Cawthorne

Doris W. Cawthorne

Doris W. Cawthorne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Benjamin Seamon, a Notary Public in and for said County and state, the within named Lynn H. Cawthorne, 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 for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of October, 2016.

Notary Public

Commission Expires: 9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Benjamin Seamon, a Notary Public in and for said County and state, the within named Doris W. Cawthorne, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of October, 2016.

Notary Public

Commission Expires: 9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY