Davidson County	DEEDWARR
Recvd: 01/10/17 11:22	4 pgs
Fees:23.00 Taxes:584.60	

20170110-0002785

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $158,000.00. Michelle Owen Affiant Subscribed and sworn to before me, this 6th day of January, 2017. Notary Public My commission expires: 10.20.19

107731

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Oubon Sisombath and Anonh Sisombath	Oubon Sisombath and Anonh Sisombath	175-02-0B-150.00-CO
821 Lower Park Place	821 Lower Park Place	
Antioch, TN 37013-2783	Antioch, TN 37013-2783	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mark A. Miller and Heather Miller, husband and wife, and Dennis Miller and April Miller, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Oubon Sisombath, a single woman and Anonh Sisombath, a married man, tenants in common with right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Unit No. 1903, on the plan of Old Hickory Commons, Sections Two and Three, according to plat and survey appearing of record in Instrument Number 20081117-0113467, and further Amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Mark A. Miller and Heather Lynn Miller, husband and wife and Dennis W. Miller and April J. Miller, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20151230-0131130 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 30, 2015.

This is **X** improved ☐ unimproved property known as **821 Lower Park Place, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of December, 2016.

Mark A. Miller

Heather Lynn Miller by Mark A. Miller her Attorney in Fact

Dennis W. Miller by Mark A. Miller his Attorney in Fact

April J. Miller by Mark A. Miller 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, the within named, Mark A. Miller, the bargainor(s), 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 purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 6th day of January, 2017.

Notary Public
My Commission Expires: 4.27.19

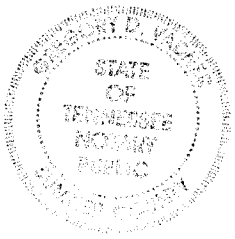
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark A. Miller** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Heather Lynn Miller** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Heather Lynn Miller,** and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this 6th day of January, 2017.

Notary Public
My Commission Expires: 4.24.19

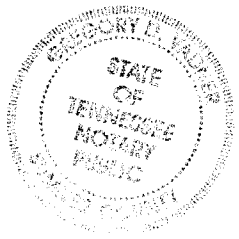


STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark A. Miller** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Dennis W. Miller** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Dennis W. Miller,** and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 6th day of January, 2017.

Notary Public
My Commission Expires: 4.24.19

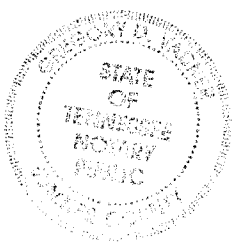


STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark A. Miller** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of April J. Miller** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **April J. Miller,** and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this 6th day of January, 2017.

Notary Public
My Commission Expires: 4.24.19



True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018