Davidson County	DEEDWARR
Recvd: 02/23/17 12:04	3 pgs
Fees:18.00 Taxes:936.10	
20170223-0018234	

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0046-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,000.00

Affiant

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2017

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Byron L. DeWalt 5516 Craftwood Drive Antioch, TN 37013	American Mortgage Service Company 11503 Springfield Pike Cincinnati, OH 45246	Map/parcel: 183-05-0A-274.00CO

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

Phoumy Kao Mikavan (who acquired title as Phoumy K. Sihapanya) and husband, Noy Mikavan (who acquired title as Khamphanh Sihapanya)

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Byron L. DeWalt , an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), his 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. 468 on the plan of October Woods, Phase Four, Section Seven "A", a Planned Unit Development, of record in Instrument Number 20000907-0088379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Phoumy K. Sihapanya and husband, Khamphanh Sihapanya by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, dated 1/7/02 and recorded 1/10/02 in Instrument Number 20020110-0003768, Register's Office for Davidson County, Tennessee. **Phoumy K. Sihapanya has since legally changed her name to Phoumy Kao Mikavan. Khamphanh Sihapanya has since legally changed his name to Noy Mikavan.**

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 5516 Craftwood Drive 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 17th day of February, 2017

Phoumy Kao Mikavan

Noy Mikavan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Phoumy Kao Mikavan and Noy Mikavan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2017

Kelly Dorsey
Notary Public

My Commission Expires: 5-20-17

KELLY DORSEY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

True Copy Certification

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

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY