Davidson County DEEDWARR
Recvd: 03/21/17 12:23 3 pgs
Fees:18.00 Taxes:725.20
20170321-0027483

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

NAT-110331

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of March, 2017, by and between Cherne Wallace Johnson, a single woman, party of the first part, and Kam Suan Thang, ~~a single man~~ married (SS), party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 104 on the Final Plat of Oakwood Subdivision, Phase One, as shown by plat of record in Plat Book 6900, Page 935 of the Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Cherne Wallace Johnson by virtue of that certain Quit Claim Deed dated October 16, 2008, and being of record at Instrument No. 20081017-0104358 in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Anthony C. Johnson and Cherne W. Johnson by virtue of Warranty Deed dated November 22, 2002 at Instrument No. 20021127-0147125 in the said Register's Office.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cherne Wallace Johnson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cherne Wallace Johnson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of March, 2017.

Notary Public

My Commission Expires: _____

Property Owner & Address: Kam Suan Thang

Tax Parcel No 14902005500

Property Address: 717 Oak Creek Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: New owner

STATE OF TN
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $196,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of March, 2017.

Notary Public

My Commission Expires: 9/22/2020

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY