Davidson County DEEDWARR
Recvd: 04/10/17 10:53 3 pgs
Fees:18.00 Taxes:629.00
20170410-0034745

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

FRN - 171522

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of April, 2017.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Suzanne Conway	New Owner	173-05-0A-099.00CO
1966 Shaylin Loop		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tonya N. Thepthongsay (formerly Tonya N. Humphrey) and husband, Justin X. Thepthongsay**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Suzanne Conway**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *unmarried

Being all of Lot No. 99 (Ninety Nine) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tonya N. Humphrey, unmarried from OLE SOUTH PROPERTIES, INC., a Tennessee Corporation by Warranty Deed on January 8, 2007, of record in Instrument Number 20070110-0003989, Register's Office for Davidson County, Tennessee. Tonya N. Humphrey having since married Justin X. Thepthongsay and his now known as Tonya Thepthongsay. Justin X. Thepthonsay joins this conveyance to convey any and all interest he may have in the above described property, including but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20050721-0084791, re-recorded on Instrument No. 20050805-0092480, as amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20050721-0084791, re-recorded on Instrument No. 20050805-0092480, as amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of record in Instrument No.20050128-0010427, Register's Office for said County; Easement to Comcast of Nashville, LLC, of record in Instrument No. 20131021-0109630, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1966 Shaylin Loop, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this April 6, 2017.

Tonya Thepthongsay

Justin X. Thepthongsay

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tonya Thepthongsay** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2017

Notary Public

My commission expires 6.22.2020

RACHEL LYNN TELEIS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 06-22-2020

STATE OF TENNESSEE
COUNTY OF TN

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin X. Thepthongsay** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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