Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0111

BILL GARRETT, Davidson County
Trans:T20170039430 DEEDWARR
Recvd: 05/09/17 11:48 2 pgs
Fees:13.00 Taxes:943.50
20170509-0045987

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public

My Commission expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Doeun Ouk and Bun L. Kuoch	Origin Bank	174-11-0B-018.00-CO
6105 Cane Springs Road	1800 Hudson Lane, Ste. 2A	
Antioch, TN 37013	Monroe, LA 71201	

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, We,

Thomas A. Crosby and Gina M. Crosby, husband and wife

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

Doeun Ouk and Bun L. Kouch, a married couple

(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 Lot No. 18 on the Plan of Final Plat, The Grove at Cane Ridge, Phase Two of record in Plat at Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction at 20130529-0053815 and 20130913-0096630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Thomas A. Crosby and Gina M. Crosby, husband and wife by Warranty deed from Jeremy Willis and Lacy Rebecca Willis, husband and wife of record in Instrument No. 20160104-0000244 Register's Office for Davidson County, Tennessee.

This is improved property known as **6105 Cane Springs Road, 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.

2. Matters, if any, on the Plan of Final Plat, The Grove at Cane Ridge, Phase Two of record in Plat at Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction at 20130529-0053815 and 20130913-0096630, 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 April, 2017.

Thomas A. Crosby

Gina M. Crosby

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, Thomas A. Crosby and Gina M. Crosby, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of April, 2017.

Notary Public
My Commission Expires: 8. 21. 17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317094