Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/05/17 15:33 3 pgs
Fees:18.00 Taxes:684.50
20170705-0067606

39-B
File #17-1185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sarah Michelle Floyd, married, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Zam Thang, married man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 73 on the plan of Valley Green, of record in Book 4460, pages 96 & 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah Michelle Floyd, unmarried by deed from Derrick Fredritz, unmarried, dated April 27, 2007, of record in Instrument No. 20070502-0052106, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 104 Valley Way, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2017.

Sarah Michelle Floyd

State of Tennessee)
County of Davidson)

On this 30th day of June, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah Michelle Floyd, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2017.

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My Commission Expires: 9-22-2020

NEW OWNER:
Zam Thang
104 Valley Way
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Zam Thang
104 Valley Way
Antioch, TN 37013

TAX MAP-PARCEL #:
162-06-0-301.00

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019