Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans: T20170071933 DEEDWARR
Recvd: 08/18/17 12:16 2 pgs
Fees: 13.00 Taxes: 666.00
20170818-0085117

04-1707-56548

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2017.

Notary Public
My commission expires: 7.8.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thang Houng 636 Watsonwood Drive Nashville TN 37211	Bank of America 900 W. Trade St. Charlotte, NC 28255	147-10-0-124.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Piang Khan Vung, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thang Houng, married and Thang K. Ning Ling, unmarried**, hereinafter called the Grantees, their successors 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. 202, on the Plan of Whispering Hills, Section II-A, of record in Book 2331, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7215, Page 208, said Register's Office, being further described as follows:

Being part of Lot No. 202 on the Plan of Whispering Hills, Section II-A, of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the northwestern corner 25 feet from the centerline of Edmondson Pike; thence along the existing right-of-way line of Edmondson Pike S 20 deg. 05' W for 149.80 feet to a point; thence along a curve to the left of radius 25 feet for 39.3 feet to a point on the northern right-of-way line of Watsonwood Drive; thence along said right-of-way line S 69 deg. 52' E for 10 feet to a point; thence along a curve to the right of radius 30 feet for 47.12 feet to a point; thence N 20 deg. 08' E for 144.80 feet to a point on the Northern property line; thence along said property line N 69 deg. 52' W for 5 feet to the point of beginning.

For informational purposes only: said deed identifies the excluded property as being 933.02 square feet, more or less.

Being the same property conveyed to Piang Khan Vung, a single person and Alh Khan Tuan and wife, Vum Khawl Vung by Special Warranty Deed from Tennessee Housing Development Agency, dated March 31, 2011, recorded April 4, 2011, of record in Instrument No. 20110404-0025558, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Piang Khan Vung, a single person by Quitclaim Deed from Alh Khan Tuan and Vum Khawl Vung, husband and wife, dated November 22, 2016, recorded November 28, 2016, of record in Instrument No. 20161128-0124780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 636 Watsonwood Drive (A/K/A 5052 Edmondson Pike), Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 16th day of August, 2017.

Piang Khan Vung

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Piang Khan Vung**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 16th day of August, 2017.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20