Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2098

Bill Garrett Davidson County
Batch# 36876 DEEDWARR
12/14/2017 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20171214-0127317

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2017

Notary Public
Commission Expires: 9/10/18

SUSAN L HEATH * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rattana D. Sisavath 852 Oakwood Terrace Drive Nashville, TN 37013	Caliber Home Loans 3701 Regent Blvd #180 Irving, TX 75063	148-08-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Aaron Spragg and Amber Spragg, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rattana D. Sisavath and spouse, War Sisavath and A. Kyaw and spouse, Aye Aye

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 50 on the Plan of Oakwood Terrace, Section One of record in Book 4460, Pages 54 and 55, 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 Bobby G. Doss and Kristie Jo Kolinske, unmarried persons by Warranty Deed from Randall D. Mundy and wife, Karen L. Mundy of record in Book 9285, Page 713, Register's Office for Davidson County, Tennessee, dated March 18, 1994 and recorded on March 22, 1994. Bobby G. Doss and Kristie Jo Kolinske were married on October 19, 1994 and Kristie Jo took the married name of Kristie Jo Doss. Kristie Jo Doss having since died on June 28, 2008, leaving her husband Bobby G. Doss surviving tenant by the entirety.

Being the same property conveyed to Aaron Spragg and Amber Spragg, husband and wife by Warranty Deed from Bobby G. Doss, unmarried of record in Instrument No. 20170323-0028429, Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 23, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 852 Oakwood Terrace Drive, Nashville, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of December, 2017.

Aaron Spragg

Amber Spragg by Aaron Spragg, attorney in fact
Amber Spragg by Aaron Spragg, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aaron Spragg** 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.

Witness my hand and official seal at _____, Tennessee this 5th day of December, 2017.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)

Notary Public
My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 5th day of December, 2017, before me personally appeared **Aaron Spragg** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Amber Spragg** and acknowledged that he executed the same as his free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Book 20171214012731 6, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 5th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 9/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021