Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0990-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2017

Notary Public
My Commission Expires: 3/31/20

Bill Garrett Davidson County
Batch# 46597 DEEDWARR
01/10/2018 11:28:38 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20180110-0003343

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

Address of New Owner	Send Tax Bills To:	
Thawng Tuang 208 Margo Lane Nashville, TN 37211	Thawng Tuang 208 Margo Lane Nashville, TN 37211	Map/parcel: 148-02-0-002.00

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

Karen Smith, unmarried, and Mary J. Whaley, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thawng Tuang, a married man,

HEREINAFTER CALLED THE GRANTEE(S), his 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. 174 on the Plan of Haywood Acres, Section 4, as of record in Book 2900, Page 93 Register's Office for Davidson County Tennessee.

SAID Lot No 174 begins at a point in the westerly margin of Margo Lane, the common front corner of Lots 115 and 174; thence westwardly along the line between said Lots 378.0 feet to a point, the common rear corner of said lots thence N 13° 50' W 107.8 feet to a monument; thence S 68° 00' E 189.30 feet to a monument; thence North 67° 13' E, 81.09 feet to a point; the common rear corner of lots 174 and Parcel A as shown on said plan; thence eastwardly along the line between lot 174 and Parcel A 181.8 feet to a point in the westerly margin of Margo Lane; thence southwardly with the margin of the same 125 feet to the point of beginning

BEING the same property conveyed to Karen Smith, subject to an estate for life hereby expressly reserved to Mary J. Whaley, by Quitclaim Deed from Mary J. Whaley, dated 4/29/04 and recorded 5/20/04 in Instrument No. 20040520-0059488, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 208 Margo Lane 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 27th day of December, 2017

Karen Smith

Mary J. Whaley by Sherri Willis, her attorney in fact.
Mary J. Whaley by Sherry Willis, her attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Karen Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2017

annemarie Cain
Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sherry Willis, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained in behalf of Mary J. Whaley, one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said Mary J. Whaley for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Mary J. Whaley and of record in Instrument Number 20171228-0131831, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of December, 2017

annemarie Cain
Notary Public
My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney recorded simultaneously with the subject document.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sherri Willis

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri Willis, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of December, 2017.

Annemarie Cain
Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY