Bill Garrett Davidson County
Batch# 74418 DEEDWARR
03/28/2018 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $669.70
20180328-0029038

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $181,000.00.

Affiant

Subscribed and sworn before me this the 27th day of March, 2018.

Notary Public
My commission expires: 7.17.21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Naulak Thang 4509 Xavier Dr Antioch, TN 37013	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Ste. 200 Charlotte, NC 28273	148-08-0 116.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMEH LOUS, AND MAGDOLIN SALAMA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NAULAK LIAN THANG AND LAC PO KEH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Two, Oakwood Terrace of record in Plat Book 4460, Page(s) 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,

Said Lot No. 92 fronts 57 feet on the Westerly margin of Xavier Drive and extends back 135.7 feet on the Northerly line and 128.2 feet on the Southerly line to a dead line in the rear, measuring 67.53 feet thereon.

Being the same property conveyed to Sameh Lous by deed dated 01/19/2017 from Amanda Dean Successor Trustee of the 4509 Xavier Drive Trust, of record in Instrument No. 20170419-0038499, said Register's Office.

The said Magdolin Salama joins in this conveyance to convey any interest that she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4509 Xavier Dr, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 27th day of March, 2018.

Sameh Lous

Magdolin Salama

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sameh Lous and Magdolin Salama, 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 and official seal this 27th day of March, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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.

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: 5/10/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

201803280029038