Name and Address of New Owner:
An Q. Trac and Soukny Sily
2656 Bowwater Lane
Antioch, TN 37013

Send Tax Bills To:
An Q. Trac and Soukny Sily
2656 Bowwater Lane
Antioch, TN 37013

This Instrument Prepared By:
Stacy White
Armour Settlement Services, LLC
10220 South Dolfield Road
Suite 200
Owings Mills, MD 21117

Map & Parcel No: 083-10-0-253

Karen Y Johnson Davidson County
Batch# 145819 DEEDWARR
09/27/2018 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20180927-0095813

#18-4968

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ngem Sily and Den Sily, Husband and Wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **An Q. Trac and Soukny Sily, Husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots No. 4 and 5 on the unrecorded Re-subdivision of Lot No. 82 on the plan of Lockland of record in Book 57, Page 135, Register's Office for said County. According to a survey made by W Southgate May 1905 Lots No. 4 and 5 of said Re—subdivision adjoin and front together 140 feet on the easterly side of 17th Street and run back between parallel lines Lot No. 4 running back along the northerly margin of an 11 foot alley 150 feet to a dead line in the rear.

Included therein but expressly excluded therefrom in the following described property being a division of Lot No. 82 on the Map of Lockland as of record in Book 57, page 135 said Register's Office and the Re-subdivision of Lots No. 4 and 5 on the unrecorded Subdivision of Lots No. 82 by W Southgate dated May 1905 and not of record. Said lot and part of said lot front together 75 feet on the easterly margin of 17th Street and run back between parallel lines with the northerly margin of an alley 150 feet to a dead line.

This being the same property conveyed toNgem Sily and Den Sily by Quit Claim Deed from Ngem Sily and Den Sily sole heirs at law of Ramne Sily, also known as Ramaney Sily, an unmarried person, deceased. , dated March 19, 2010 and recorded March 19,

2010, as Instrument No. 20040603~0065483, in the Register's Office for Davidson County, Tennessee. Per the Affidavit of Heirship of dated March 4, 2009 and recorded March 10, 2009 as Instrument No. 20100319-0020940, in the Register's Office for Davidson County, Tennessee, Ramaney Sily (also known as Ramane Sily] died intestate on May 7 3, 2008, leaving his parents, Ngem Sily and Den Sily, as his sole heirs at law.

The property being more commonly known as 311 North 17th Street Nashville, TN 37206

Tax ID Number: 083-10-0-253

Being the same property conveyed to Ngem Sily and Den Sily, a married couple by Deed dated March 19, 2010 from Ngem Sily and Den Sily sole heirs at law of Ramne Sily, also known as Ramaney Sily, an unmarried person, deceased., recorded March 19, 2010, in Instrument Number 20100319-0020940, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of September, 2018.

Ngem Sily (SEAL)
Ngem Sily

Den Sily (SEAL)
Den Sily

STATE OF Tennessee
COUNTY OF Davidson, to wit:

I hereby certify that on the 19th day of September, 2018, before me, the subscriber, a Notary Public of the State of Tennessee, in and for the County aforesaid, personally appeared Ngem Sily and Den Sily, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Signature of Notary Public

My Commission Expires: 10/9/2019

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF MARYLAND)
)
COUNTY OF BALTIMORE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ngem Sily
(Affiant)

Sworn to and subscribed before me this
19th day of September, 2018.

Notary Public
My commission expires: 10/9/2019
File No. 18-4968

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Roy Garfinkel, 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 Maryland

County of Baltimore

Personally appeared before me, Jessica Gicola [~~Name of Notary~~], a notary public for this county and state, Roy Garfinkel | 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: _____

Notary' Seal (if on paper)

JESSICA C. GICOLA
Notary Public-Maryland
Baltimore County
My Commission Expires
October 12, 2021