This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18465FA

Karen Johnson Davidson County
Batch# 183905 DEEDWARR
01/15/2019 10:45:50 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190115-0004088

Send Tax Bills To:
Bank of America
101 South Tryon Street
Charlotte, NC 28255

New Owner is:
Matan Amir, Trustee
2081 Camino Al Lago
Menlo Park, CA 94027

MAP: 084-11-0
PARCEL: 115.00

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 sufficiency of all of which is hereby acknowledged, **May Douangvilay and wife, Bouakhay Douangvilay**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matan Amir and Yonah Haring, Trustees, of the 2016 Matan Amir and Yonah Haring Revocable Trust, dated October 26,2016,** hereinafter referred to as Grantee, heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 2402 Dennywood Drive, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 133 on the Plan of Maplecrest, of record in Plat Book 1835, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to May Douangvilay and wife, Bouakhay Douangvilay, erroneously referred to as Bovakhay Douangvilay on prior deed, by Quitclaim Deed from Bounchanh Douangvilay and Att Somphet Onechanthivong, former spouse of Bounchanh Douangvilay, and formerly known as Somphet Douangvilay, dated 6/26/17 and recorded 7/6/17 in Instrument No. 20170706-0068130; and being the same property previously conveyed to May Douangvilay and wife, Bovakhay Douangvilay and Bounchanh Douangvilay and wife, Somphet Douangvilay, by Warranty Deed from Ethel Burr, unmarried, dated 6/25/1990 and recorded 6/27/1990 in Book 8139, Page 625, and re-recorded on 7/18/1990 in Book 8155, Page 126, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of January, 2019.

GRANTOR:

May Douangvilay

May Douangvilay

Bouakhay Douangvilay

Bouakhay Douangvilay

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **May Douangvilay and Bouakhay Douangvilay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of January, 2019

Notary Public

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of January, 2019

NOTARY PUBLIC

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

My commission expires: _____