Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Karen Johnson Davidson County
Batch# 227911 DEEDWARR
05/09/2019 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20190509-0043726

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2019.

Notary Public
My commission expires:

04-1902-57167

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mark S. Hamilton 4428 Dowdy Drive Antioch TN 37013	Mark S. Hamilton 505 Lake Valley Court Franklin, TN 37069	148-08-0-159.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thang D. Langh and Niang Ngaih Vung, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark S. Hamilton**, hereinafter called the Grantees, their successors 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. 35, on the Plan of Hazelwood, Section 16, of record in Book 5060, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thang D. Langh and Niang Ngaih Vung, husband and wife by deed from Russell Lee Eaton et ux Deborah P. Eaton, dated July 8, 2014, recorded July 17, 2014, of record in Instrument No. 20140717-0063445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4428 Dowdy Drive, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 3rd day of May, 2019.

Thang D. Langh

Niang Ngaih Vung

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thang D. Langh and Niang Ngaih Vung**, 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 in Antioch, TN, this 3rd day of May, 2019.

Notary Public

My Commission expires: 3/31/20

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

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, Hal E. Wilson, III, 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

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY