Karen Johnson Davidson County Batch# 236875 DEEDWARR 05/31/2019 09:18:30 AM 2 pgs Fees: $13.00 Taxes: $1,258.00 20190531-0051704	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $340,000.00 Affiant Subscribed and sworn to before me, this 22 day of May, 2019. Notary Public My commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcus Lowe	Same	**173040A14200CO**
5140 West Oak Highland Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Sandy Thanh Doan and Andy Ho, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus Allen Lowe, Unmarried Man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 142 as shown on the Plan of Subdivision for Phase 1 of Oak Highlands of Record in Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sandy Thanh Doan and Andy Ho, by Warranty Deed from Carlton R. Reece, married, dated October 1, 2014, of record in Instrument No. 20141007-0092854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77, and in Book 8765, page 90, said Register's Office.

Deed of Trust executed by Carlton Reece to Department of Housing and Urban Development, dated January 23, 2013, securing the principal sum of $8,227.57, and of record in Instrument No. 20130731-0079687, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 5140 West Oak Highland 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

SD
Sandy Doan Sandy Thanh Doan Date: 5/22/2019
Sandy Thanh Doan

Andy Ho Date: 5/22/2019
Andy Ho

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sandy Thanh Doan and Andy Ho, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 10-7-2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19