THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190520697**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 259977 DEEDWARR
07/22/2019 11:13:31 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190722-0071635

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Ha Chau Parks 425 Annex Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-15-0-162.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lily Thammavongsa, unmarried and Julie Thammavongsa, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ha Chau Parks, a single woman and Bill Vo, a married man, as tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1174 on the Plan of Charlotte Park, Section 17 of record in Plat Book 3600, Page (s) 21 and 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lily Thammavongsa and Julie Thammavongsa by Quitclaim deed from Chanthavone Vongsanith, unmarried of record in Instrument No. 20120113-0003656 Register's Office for Davidson County, Tennessee, dated January 10, 2012 and recorded on January 13, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 21 and 22, Register's Office for Davidson County, Tennessee.

Agreement for Sewerage System of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.

TVA Easement of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.

Electric Power Company Easement of record in Book 787, Page 38, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3641, Page 150, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race,

color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 425 Annex Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of July, 2019.

Lily Thammavongsa

Julie Thammavongsa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lily Thammavongsa and Julie Thammavongsa, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT[illegible]ER 7, 2021