THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ciang Lian Nuam
5255 Catspaw Drive
Nashville, TN 37013
SEND TAX BILLS TO:
IBERIABANK
PO BOX 7171
LITTLE ROCK, AR 72223

WARRANTY DEED

(Map 183-05-0A; Parcel 400.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SOMMANO VONGSAMPHANH AND BOUAVANH VONGSAMPHANH, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CIANG LIAN NUAM AND KAP KAM KHAN, WIFE AND HUSBAND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 97, Phase 5, Section 11, October Woods, R10 Residential P.U.D., according to plat and survey of same appearing of record in Instrument 20041119-0138999, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Sommano Vongsamphanh and Bouavanh Vongsamphanh, husband and wife, by Warranty Deed dated December 15, 2005, from TR & D Homes Inc., a Tennessee Corporation, recorded December 28, 2005 in Instrument No. 20051228-0154702, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5255 Catspaw Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Karen Johnson Davidson County
Batch# 391004 DEEDWARR
04/24/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200424-0043049

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 22nd day of April, 2020.

SOMMANO VONGSAMPHANH

BOUAVANH VONGSAMPHANH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sommano Vongsamphanh and Bouavanh Vongsamphanh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2020.

Notary Public

My Commission Expires: **June 21, 2022**

(SEAL)

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2020.

Notary Public

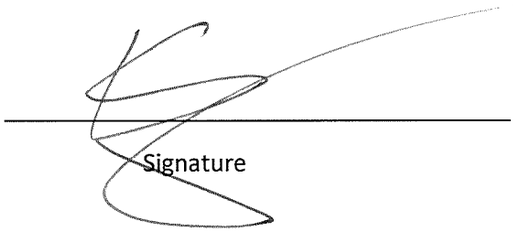
My commission Expires: **June 21, 2022**

File No. GTS1-2020-295

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Kaylie Joiner, 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 Tennessee

County of Rutherford

Personally appeared before me, Leslie Smith, a notary public for this county and state, Kaylie Joiner, 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: **June 21, 2022**

Notary' Seal (if on paper)

