3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 422917 DEEDWARR
06/22/2020 11:54:28 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200622-0066588

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kitti Yindiphol 1540 Cordilleras Rd Redwood City, CA 94062	New Owner	116 03 0B 174.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathryn Hall and William H. Swiggart, Trustees of the Kathryn Swiggart Hall Trust,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kitti Yindiphol, a married man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 174 on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, Page 972, said Register's Office.

Being the same property conveyed to Kathryn Swiggart Hall, unmarried by Warranty Deed from Nita H. Hayes, unmarried, dated 10/10/1995 and recorded 10/16/1995, of record in Book 9828, Page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Swiggart Hall and William H. Swiggart, IV, Trustees of The Kathryn Swiggart Hall Trust dated June 16, 2017 by Quit Claim Deed to Trustee from Kathryn Swiggart Hall, dated 06/16/2017 and recorded 06/30/2017, of record in Instrument 201706300066134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4505 Harding Pike #174, Nashville, TN 37205

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 is 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.

Witness my/our hand(s) this the 19th day of June, 2020.

Kathryn Hall and William H. Swiggart, Trustees of the Kathryn Swiggart Hall Trust

BY: Kathryn Hall, Trustee of the Kathryn Swiggart Hall Trust by Diane Wright, as Attorney in Fact
Kathryn Hall, Trustee of the Kathryn Swiggart Hall Trust by Diane Wright, as Attorney in Fact

By: William H. Swiggart, Trustee of the Kathryn Swiggart Hall Trust by Diane Wright, as Attorney in Fact
William H. Swiggart, Trustee of the Kathryn Swiggart Hall Trust by Diane Wright, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Diane Wright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Kathryn Hall and William H. Swiggart, Trustees of the Kathryn Swiggart Hall Trust, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Kathryn Hall and William H. Swiggart, Trustees of the Kathryn Swiggart Hall Trust.

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County