Box 1

WARRANTY DEED

BOOK 11406 PG. 809

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF MARCH, 1999**

Notary Public

MY COMMISSION EXPIRES May 26 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Keo F. Phommavongsy	**First American National Bank**	**150-3-55**
(NAME)	(NAME)	
3313 Shakertown Court	**First American Center**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **James B. Grady and wife Kathy M. Grady**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keo F. Phommavongsy and wife Kesone Phommavongsy**, 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. 40 on the Plan of The Country Subdivision Section 2 of record in Plat Book 5050, Page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James B. Grady and wife, Kathy M. Grady by deed of record in Book 6876, Page 696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3313 Shakertown Court, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

FILED
99 MAR 30 PM 2:19
REGISTER
DAVIDSON CO. TN.
RECEIPT #
FEE $
STATE OF TENNESSEE
DAVIDSON COUNTY REFERENCE
056754 1

Witness my/our hand(s) this 29th day of March, 1999.

James B. Grady
James B. Grady

Kathy M. Grady
Kathy M. Grady

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 James B. Grady and wife, Kathy M. Grady 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1999.

Victoria Hazelwood
Notary Public

Commission expires: 5 26 2002

VICTORIA HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11406 PG. 811

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0567541

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444468