WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF MAY, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

Instr:200005190050322 Page: 1 OF 2
REC'D FOR REC 05/19/2000 10:34:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.40

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires SEPT 8, 2001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Savannorkeo Sabchareun	**Franklin American Mortgage Company**	**165-13-A63**
(NAME)	(NAME)	
708 Pepperwood Court	**501 Corporate Center Drive #400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(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, **Bobby A. Ferguson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Savannorkeo Sabchareun and Saysamore Sabchareun Husband and Wife**, 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. 347 on the Plan of Peppertree Forest, Section 4 of record in Plat Book 7900, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bobby A. Ferguson by deed of record in Book 9838, Page 959, Register's Office for County, Tennessee.

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

This instrument is executed on behalf of Bobby A. Ferguson by Lee Ann Ferguson as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in the Register's Office for County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **708 Pepperwood 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.

Witness **my/our hand(s)** this **15th day of May, 2000**.

A.I.f

Bobby A. Ferguson by Lee Ann Ferguson

Bobby A. Ferguson

On this 5/15/00 before me personally appeared Lee Ann Ferguson, the person who executed the foregoing instrument on behalf of Bobby A Ferguson, and acknowledged that she executed the same as the free act and deed of the said Bobby A Ferguson, through Power of Attorney granted Lee Ann Ferguson, by the said Bobby A Ferguson.

Notary Public

Commission Expires: 2-18-01

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE