Davidson County DEEDWARR
Recvd: 09/13/00 12:45 2pgs
Fees:11.00 Taxes:518.00

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# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 3-23-02

(AFFIX SEAL)

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

N-CRYE-00-0653

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUBY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

My Commission Expires MAR 23, 2002

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kongchay Senesombath | Guaranty Trust | |
| 1976 Waterford Dr. (ADDRESS) | 640 Broadmor Boulevard Ste 100 (ADDRESS) | 053-06-0B-114.00 |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HUGH B. SHOULDERS, JR. AND PATRICIA G. SHOULDERS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KONGCHAY SENESOMBATH AND NINA SENESOMBATH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 125 on the plan of Phase 5A, Waterford, of record in Plat Book 7900, Page 837, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made fo a more cmplete description.

Being the same property conveyed to Hugh B. Shoulders Jr. and wife, Patricia G. Shoulders of record in Book 9757, Page 482, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( X ) property, known as 1976 Waterford Dr., Old Hickory, Tennessee 37138
(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 1st day of September, 2000.

Hugh B. Shoulders, Jr.

Hugh B. Shoulders, Jr.

Patricia G. Shoulders

Patricia G. Shoulders

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Hugh B. Shoulders, Jr. and Patricia G. Shoulders, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 1st day of September, 2000.

My Commission Expires:
3-23-02

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commisison Expires MAR. 23, 2002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 1st day of September, 2000.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138

NBJ BHS