Davidson County DEEDWARR
Recvd: 08/17/01 15:40 3pgs
Fees:18.00 Taxes:511.13

20010817-0089338

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,144.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of August, 2001.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires JULY 26, 2003

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mann Keo
117 Firelight Ct
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive
Franklin, Tennessee 37067

MAP-PARCEL NUMBERS:
176-050-B-054.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tommie L. Boleyn and wife, Tara L. Boleyn** hereinafter referred to as Grantors, hereby transfers and conveys to **Mann Keo and spouse, Veasna Keo** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 149 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 884-887, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Tommie L. Boleyn and wife, Tara L. Boleyn by deed from Butler Construction, LLC of record in Book 10547, page 743, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, pages 884-887, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9678, page 187; Instrument #2001 061400 62709; Book 7422, page 235; Book 7422, page 298; Book 7422, page 301; Book 7422, page 304; Book 7823, page 857; Book 7857, page 94; and Book 7876, page 75, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7932, page 648; Book 9616, page 470; Book 9616, page 477; Book 9678, page 213; Instrument #2000 120701 20450; and Instrument #2001 061400 62710, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9680, page 319, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 117 Firelight Ct, Antioch, Tennessee 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of August, 2001.

Tom L Boleyn

**Tommie L. Boleyn**

Tara L. Boleyn

**Tara L. Boleyn**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommie L. Boleyn and Tara L. Boleyn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2001.

Notary Public

10/22/01
My Commission Expires