WARRANTY DEED

DEBBIE C. WILLIAMS NOTARY AT LARGE RUTHERFORD CTY. TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: March 20, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 12/28/01 09:12 2pgs
Fees:13.00 Taxes:388.50
20011228-0143332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phiou Phongphapheun	Guaranty Trust Company	Map 150, Group 05-0 Parcel 119
(NAME) 2853 Creekview Drive	(NAME) 640 Broadmor Boulevard, Suite 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Bud A. Clymer and Wife, Betty J. Clymer , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phiou Phongphapheun and Symone Phongphapheun, 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:

BEING Lot No. 685, Edge-O-Lake, Section 16, as shown by plat of record in Plat Book 4175, page 157, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bud A. Clymer and Wife, Betty J. Clymer by deed from Carlene Ferguson of record in Deed Book 7726, page 615, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 4468, page 505, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4175, Page 157, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 2853 Creekview Drive, Nashville, TN 37217

(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 3rd day of December, 2001.

Bud A. Clymer

Betty J. Clymer

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bud A. Clymer and Wife, Betty J. Clymer the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/3/2001

My Commission Expires: 3.20.05

Notary Public

DEBBIE C. WILLIAMS NOTARY AT LARGE RUTHERFORD CTY. TENNESSEE

File Number2111532
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167