Davidson County DEEDWARR
Recvd: 09/04/03 11:08 2pgs
Fees:13.00 Taxes:614.20

20030904-0128658

WARRANTY DEED

JENNIFER MARLIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sysouphanh Hanlotxomphou	Nexstar Financial Corporation	MAp 108-12
(NAME) 2212 South Ashford Court	(NAME) 622 Emerson Road Suite 600	Group B
(ADDRESS) Nashville, TN 37214	(ADDRESS) St. Louis Missouri 63141	Parcel 70.00
(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,
Rondal T. Sears and Wife, Wanda Katherine Sears, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sysouphanh Hanlotxomphou and Charlotte L. Hanlotxomphou, 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 Unit 49, Harborview Phase 1-A, Section 2, as shown by plat of record in Plat Book 6900, page 756-758, 6200/817 & 6900/577-581, 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 Rondal T. Sears and Wife, Wanda Katherine Sears by deed from Third National Bank in Nashville of record in Deed Book 8587, page 975, Register's Office for said County.

Easement of record in Deed Book 5856/80-84, 6147/893 & 886, 5638/984, 7390/270, 8068/723; Charter of record in Deed Book 7522/337 & 8263/554; Common Area of record in Deed Book 8297, Page 376, Register's Office for said County.

Restrictive Covenants of record in Deed Book 747, Page 26, 7732/749, 7646/142, 8263/534, 7646/147, 7646/149, 7647/648, 8263/534, 8271/863 & 8277, Page 380, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 2212 South Ashford Court, Nashville, TN 37214
(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 2nd day of September, 2003.

Rondal T. Sears

Wanda Katherine Sears

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rondal T. Sears and Wife, Wanda Katherine Sears 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 9/2/2003

My Commission Expires: 6-4-06

Notary Public

JENNIFER MARLIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

File Number23080161
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122