Book

# WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF SEPTEMBER, 2003.**

Notary Public

MY COMMISSION EXPIRES: **October 9, 2003.**
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Keowondorn Srisouvong** | **CTX Mortgage Company, LLC** | **163-02-0 063.00** |
| (NAME) | (NAME) | |
| **4504 Highland Ridge Drive** | **P.O. Box 199077** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Dallas, TX 75219-9077** | |
| (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, **Jerry Butler Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keowondorn Srisouvong and wife Khamphian Srisouvong**, 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. 110 on the Plan of Hickory Highland Place, Section 2, Phase 2, of record in Instrument No. 20010608-0060706, Register's Office for said County, to which reference is made for a more complete description.**

**Being the part of same property conveyed to Jerry Butler Builders, LLC by deed of record in Instrument 20010731-0080982, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.**

unimproved ☐

This is improved ☒ property, known as **4504 Highland Ridge Drive, 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.

Davidson County DEEDWARR
Recvd: 10/02/03 12:04 2pgs
Fees:13.00 Taxes:548.34

20031002-0145637

Witness **our hands** this **30th day of September, 2003**.

**Jerry Butler Builders, LLC**

**By:** Jennifer Ellis

**Jennifer Ellis, Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of September, 2003, before me personally appeared Jennifer Ellis, the person who executed the foregoing instrument on behalf of Jerry Butler Builders, LLC, pursuant the resolution of Jerry Butler Builders, LLC, dated 9-24-03 and acknowledged that she executed the same as the free act and deed of the said Jerry Butler Builders, LLC, through authority granted her by the said Resolution of Jerry Butler Builders, LLC dated 9-24-03.

Commission Expires: 10/09/03

LORI D. LOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, 2003

Notary Public