Davidson County DEEDWARR
Recvd: 07/23/04 14:38 2pgs
Fees:13.00 Taxes:693.75

20040723-0088440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenette Grennier Phouthasone Lay Chanthalasy	National Bank of Commerce	162-16-O-D-77
(NAME) 4728 Crystal Brook Drive	(NAME) 5205 Maryland Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood Tennessee 37027	
(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, **Quentin Sowder and Wife, Bernice S. Sowder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenette Grennier, An Unmarried Person, and Phouthasone Lay Chanthalasy, An Unmarried Person, both as joint tenants with rights of survivorship**, 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. 86, Honey Brook Subdivision, Section Three as shown by plat of record in Plat Book 7900, page 379 & 380, 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 Quentin Sowder and Wife, Bernice S. Sowder by deed from Barry Construction Company of record in Deed Book 9134, page 265, and recorded on 11/1/93 in the Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 379 & 380, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8298, Page 200, Register's Office for said County.

Easement to Metro as shown of record in Deed Book 9466, Page 781, Register's Office for said County.

Quitclaim Deed to Homeowners Association as shown of record in Deed Book 8398, Page 457, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8298, Page 145 and 198, and in Book 8434, Page 447 Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 8289, Page 165, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4728 Crystal Brook 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.

Witness my/our hand(s) this 15th day of July, 2004.

Quentin Sowder

Bernice S. Sowder

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Quentin Sowder and wife, Bernice S. Sowder, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2004.

My Commission Expires: 12-19-04

Notary Public

File Number2406187

RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167