WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,459.00

D. Phouangkeo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2005.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN To → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douangthong Phouangkeo	OWNER	174-11A-218
(NAME)	(NAME)	
2332 Haskell Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Signature Homes, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douangthong Phouangkeo and wife, Noy Phouangkeo, 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. 317 on the Final Plat, Cane Ridge Farms, Phase Four, of record in Instrument No. 20030721-0101773, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Signature Homes, Inc., by Warranty Deed dated October 27, 2003, from Cane Ridge Farms, LLC of record in Instrument No. 20031029-0159217, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Brian Burns, President of Signature Homes, Inc. by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050110-0003763, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2332 Haskell Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 01/10/05 15:35 2 pgs
Fees:13.00 Taxes:793.47

20050110-0003765

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 hand this 7th day of January, 2005.

Signature Homes, Inc.

By: Brian Burns, President by Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of January, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Homes, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, President of Signature Homes, Inc., through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Homes, Inc.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2005.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

