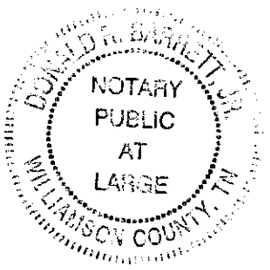
File No. 250601272

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 11.22.05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/28/05 11:59 2 pg:
Fees:13.00 Taxes:273.80

20050728-0088370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Moffett	NEW OWNER	147-07-0-B-032.00-CO
(NAME)	(NAME)	
4958 Edmondson Pike, F-32		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bounlouane Keobounhom, and Wife, Champathong Keobounhom**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Moffett and wife, Wilawan P. Moffett,** HEREINAFTER CALLED THE GRANTEE(S), 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 Town House Unit No. F-32, Parcel No 32 of Woodlea Place Townhouse, as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete description.

Being the same property conveyed Boulouane Keobounhom, and Wife, Champathong Keobounhom by deed from Terry W. Hesson, an unmarried man, as of record in Instrument No. 20000906-0088140, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1715, Page 537, Book 1726, Page 379, Book 1729, Page 195, Book 1850, Page 566, Book 5197, Page 544, and in Book 6636, Page 970, Register's Office for Davidson County, Tennessee.

Qcd HOA of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 4958 Edmondson Pike, F-32, Nashville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd, day of July, 2005.

Bounlouane Keobounhom

Champathong Keobounhom

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bounlouane Keobounhom, and Wife, Champathong Keobounhom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2005.

Commission expires:

Notary Public

File Number: 250601272

RETURN TO:
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05