WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~February 23, 2008.~~ 3-6-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Stre
Hendersonville, Tennessee 37075

Davidson County DEEDWARR
Recvd: 08/11/05 15:30 2 pgs
Fees:13.00 Taxes:271.95

20050811-0095374

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mongkhoul Dewaratanawanich	US bank Home Mortgage	
(NAME)	(NAME)	
107 Tomarand Ct	4801 Frederica Street	162-4-19
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051810

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, Viraphonh Dewaratanawanich and Pat Dewaratanawanich**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mongkhoul Dewaratanawanich and wife, Somchanh Dewaratanawanich**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 107 Tomarand Court, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 9th day of August, 2005.

Viraphonh Dewaratanawanich

Pat Dewaratanawanich

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Viraphonh Dewaratanawanich and Pat Dewaratanawanich, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Viraphonh Dewaratanawanich and Pat Dewaratanawanich executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Nashville, Tennessee, this 9th day of August, 2005.

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Commission expires: February 23, 2008

Mary Anne Hardaway Notary Public

EXHIBIT A

Being Lot No. 118 on the Plan of Antioch Park, Section 4, as of record in Plat Book 4300, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to Viraphonh Dewaratanawanich and Pat Dewaratanawanich by Warranty Deed from Ronnie Dale Wilson of record in Book 9419, Page 486, Register's Office for Davidson County, Tennessee.

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